

1 1/2 STORY HOUSE PLANS



A Home To Live In

The designs presented here have been prepared by experienced designers in the small house field who have succeeded in providing free circulation between rooms, exceptional closet and storage space and efficient kitchen arrangements. Exteriors have been designed to fit any neighborhood and are quietly dignified and attractive, as good designs must be.

Building a house can be a satisfying adventure but mistakes can be costly. The most important single item for future enjoyment of your home is the plan. Select your plan carefully and avoid unusual or complicated arrangements which tend to lower the re-sale value. Use standard construction methods and materials to keep construction costs to a minimum.

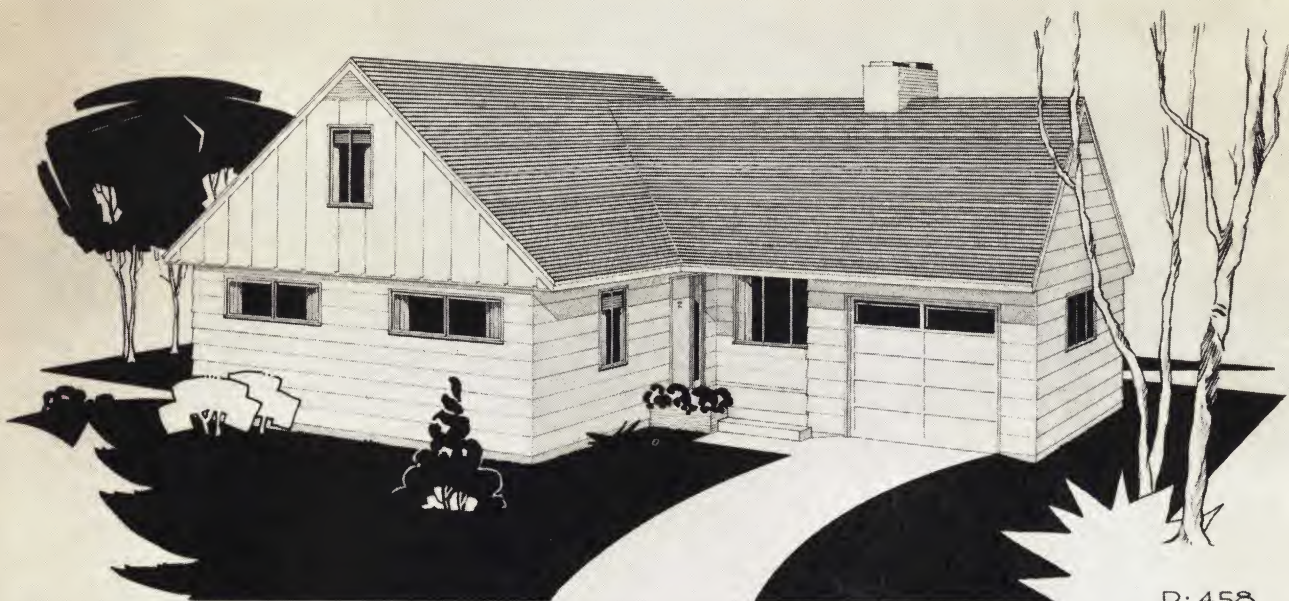
This is one of a series of books containing the latest and best in modern small house planning. To simplify your search for a suitable plan the designs have been grouped into books, according to type of house, as follows:

2 Bedroom Houses 1 story and basement
3 Bedroom Houses 1 story and basement
4 Bedroom Houses 1 story and basement
1½ Story Houses 2 to 4 bedrooms and basements
Basementless Houses 2 and 3 bedroom houses
Split Level Houses 3 and 4 levels

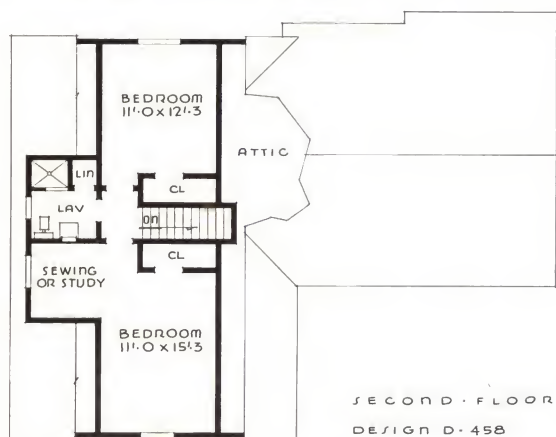
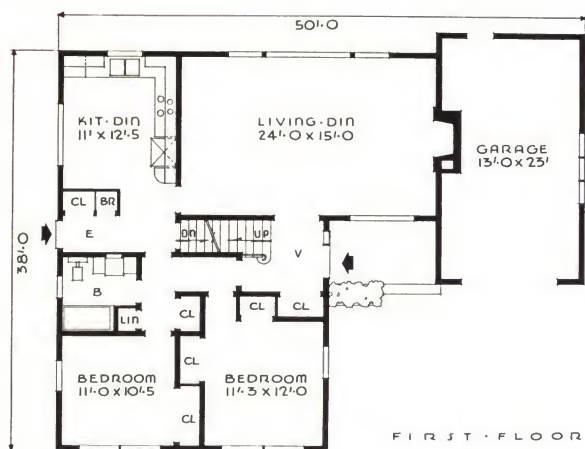
Write for detailed information and special prices on quantity orders for books.

Blueprint working drawings, specifications and lumber lists are available for all published designs at one standard price.

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D-458



Design D-458

Here is an expandable plan with a complete unit on the first floor, a full basement and attached garage.

The second floor provides for two bedrooms and bath which can be finished in the future.

Cabinets and equipment are arranged to allow a large floor area in the kitchen for dining and other family activities.

Circulation between rooms is worth noting, all rooms being accessible from the central hall, thus assuring privacy to all rooms on both floors. Note also the exceptional closet space available.

The exterior design calls for vertical siding in the front gable, wide siding on the balance of the house, covered entrance and casement windows.

1,156 sq. ft.

25,432 cu. ft.

(not incl. garage)

Design D-424

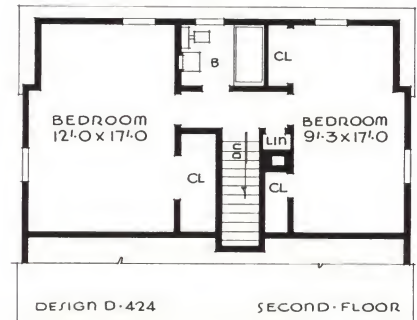
This attractive story and a half house has a touch of colonial design in its entrance, sidelight, iron railings, large shuttered windows. The first floor has living room, dining room, kitchen-dinette and lavatory. Second floor has two bedrooms, bath and linen cabinets.

768 sq. ft.

16,896 cu. ft.



D-424

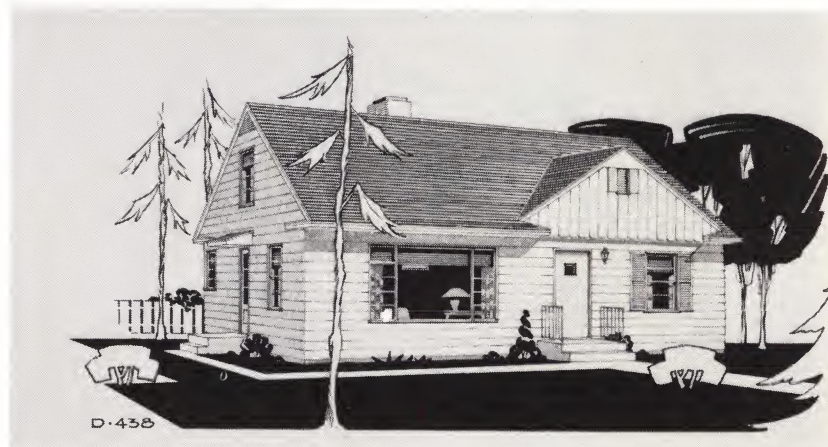


Design D-438

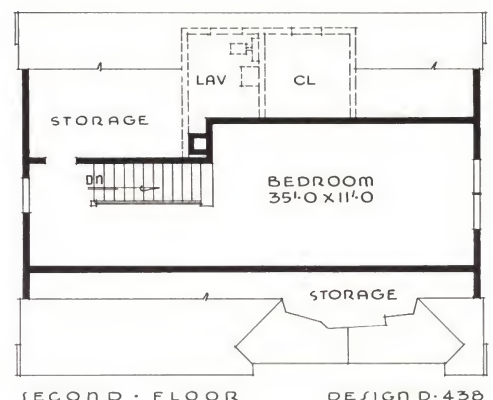
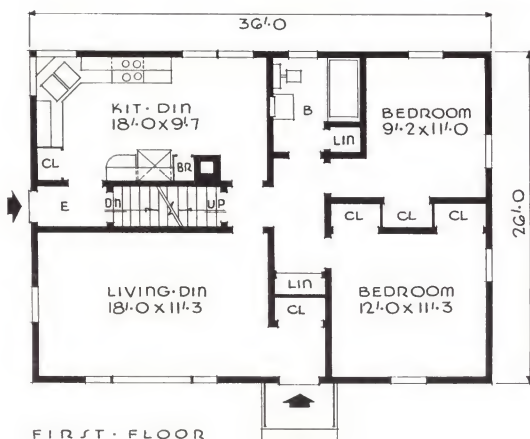
All the necessary requirements for comfortable living have been carefully designed into this expandable home. The first floor is a complete unit of two bedrooms, full bath, kitchen and living room. The second floor can be finished into a dormitory room with possible lavatory.

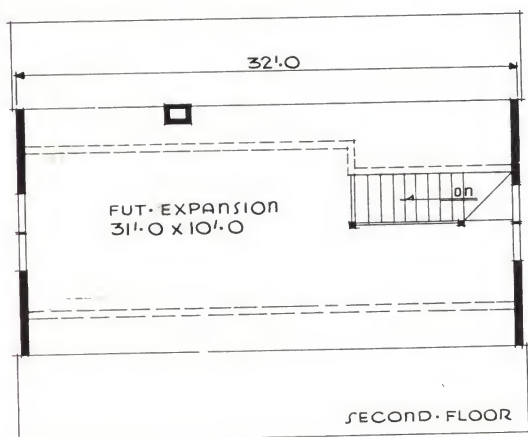
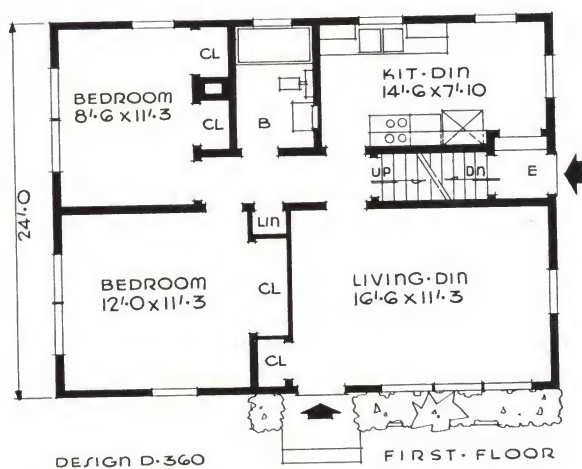
936 sq. ft.

20,592 cu. ft.



D-438





Design D-360

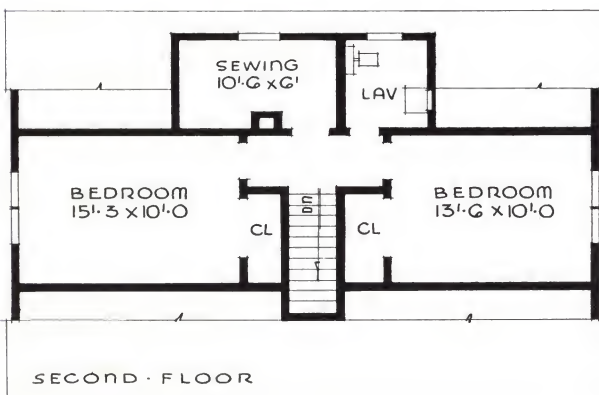
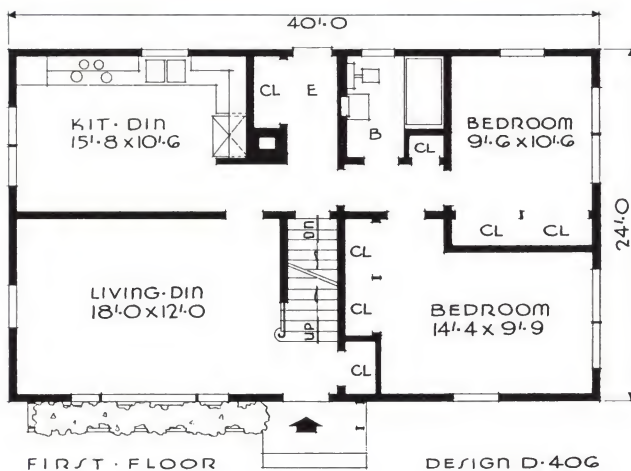
For a small family with a limited building budget, and for the man who can do much of the work himself, this house should prove to be of more than a little interest.

A rectangular plan and gable roof calls for the simplest type of cutting and framing. Rooms are not large but they have good furniture walls and a small hall that means privacy in all rooms. An important asset is the large attic which can later be finished into a dormitory room.

There is a full basement with laundry directly under the bathroom, so all piping is confined to the wall between kitchen and bathroom.

Exterior finish is wide siding, brick planter, picture window and wide roof overhang.

768 sq. ft.
16,512 cu. ft.



Design D-406

The first floor is a complete unit of two bedrooms, bath, combination kitchen-dining and living room. There is a full basement.

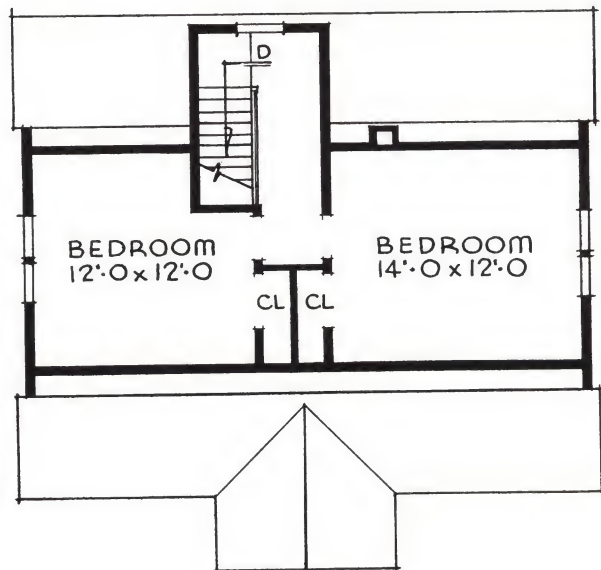
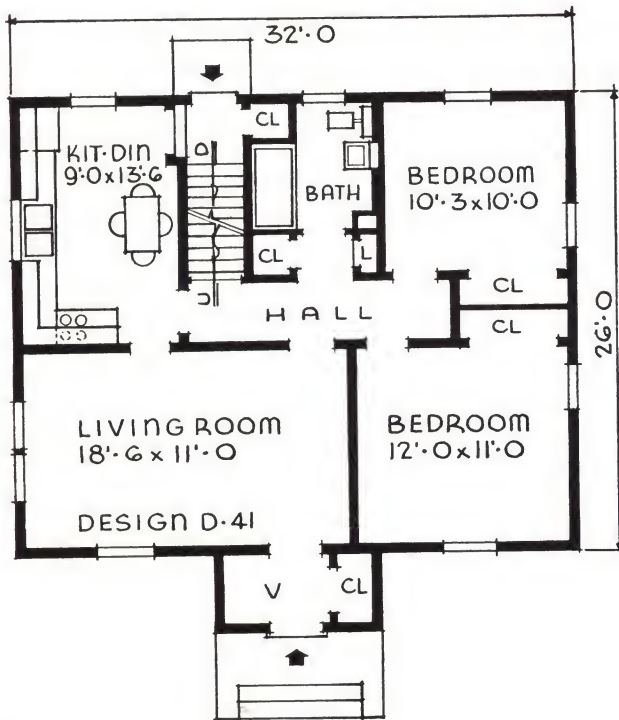
For expansion, the second floor provides two additional bedrooms, sewing room, lavatory, to be finished now or in the future.

Kitchen equipment consists of built-in oven, counter top stove and cabinets on two walls leaving one side and end of the kitchen for dining.

The attractive exterior is a combination of beveled and vertical siding, brick planter, picture window and shutters.

969 sq. ft.

21,120 cu. ft.



Design D-41

The arrangement of rooms in this compact plan provides rooms and closet space usually found only in plans of much greater area. All rooms are cross ventilated and open into a hall which gives privacy to each room.

Wardrobe closets are used in the bedrooms and other closets include front and rear coat closets, linen cabinet and clothes closet in the hall, and walk-in closets on the second floor.

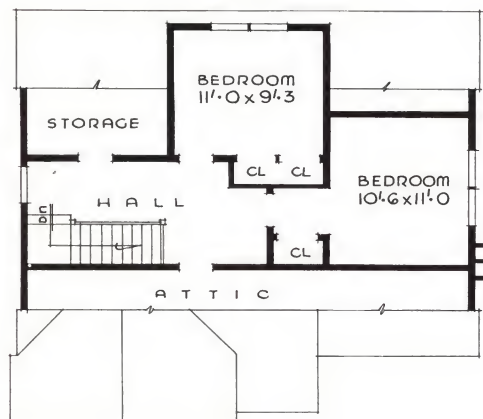
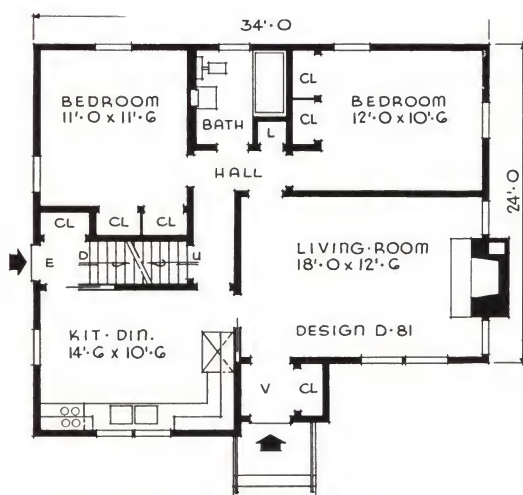
Space in the attic can be finished into two bedrooms or one large dormitory type room for play and sleeping.

Exterior finish is siding and asphalt shingles on frame construction. The exterior walls and ceilings are insulated and there is a full basement.

Dimensions are 32 feet by 26 feet.

922 sq. ft.

20,788 cu. ft.



Design D-81

Working drawings call for frame construction throughout, full basement, wide siding, brick fireplace, asphalt shingles, concrete steps and wrought iron railings.

By placing a dormer on the rear, two bedrooms can be finished on the second floor, in addition to those shown on the first floor.

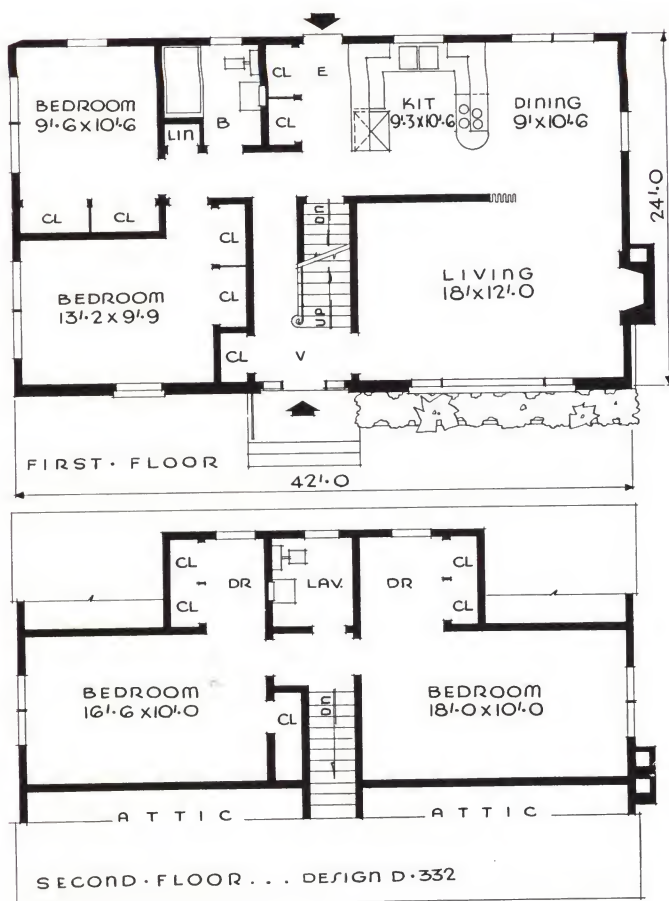
The kitchen, with cross light and ventilation, is located in the front, convenient to the entrance and opening into the bedroom hall. There is ample space for dining in the kitchen. The sink is under the windows, refrigerator on the inside wall and stove at the end of the counter.

Closet space is provided by the wardrobe type closets in the bedrooms, coat closets for the entrances and the linen closet in the bedroom hall.

Dimensions are 34 feet by 29 feet 6 inches.

861 sq. ft.

19,727 cu. ft.



Design D-332

Here is a small plan, economical to build, with the advantage of adding two future bedrooms on the second floor at a reasonable outlay.

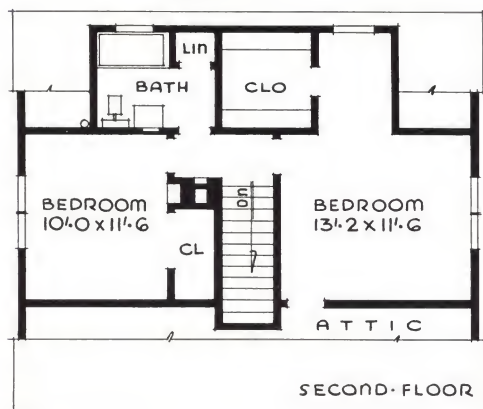
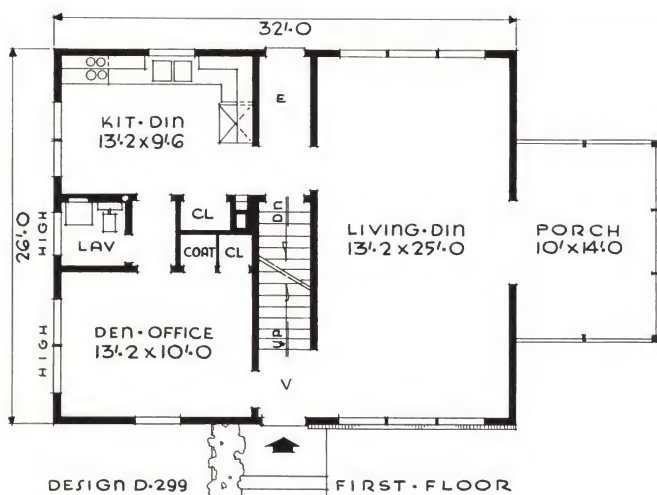
The first floor has a living room, combination kitchen-dinette, two bedrooms and bath, the second floor has two bedrooms and half bath.

Both floors have exceptional closet space, including coat closets at both entrances, good circulation and traffic control, a compact kitchen-dinette with folding doors between dinette and living room, fireplace and picture window. There is a full basement.

High windows in the bedrooms on the first floor give additional wall space for furniture placement.

Brick veneer is used across the front elevation with brick planter and wide bevel siding on balance of exterior walls.

1,008 sq. ft.
22,176 cu. ft.



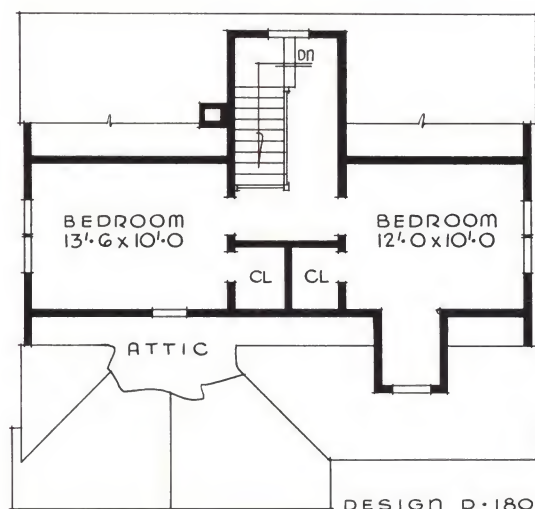
Design D-299

This economical house consists of a large combination living - dining room, kitchen with additional dining space, office, den or bedroom with lavatory on the first floor, two bedrooms and bath on the second. The second floor also has a walk-in closet, dressing space, linen cabinet and attic storage. There is a full basement.

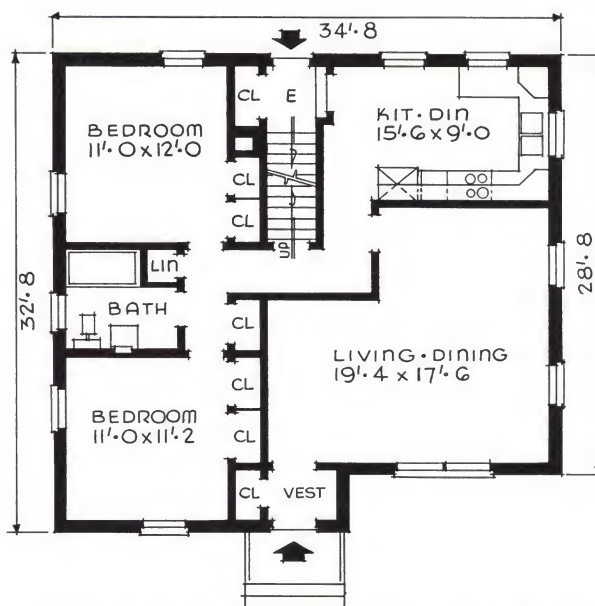
The screened porch opens from the living room with French doors and large picture windows are located in opposite ends of the room.

Closets and lavatory are conveniently located between den and kitchen. Exterior trim is wide bevel siding, asphalt shingles, shutters and face brick under the picture window in front.

832 sq. ft.
18,720 cu. ft.



DESIGN D-180



SECOND FLOOR PLAN

FIRST FLOOR PLAN

Design D-180

Two future bedrooms can be finished on the second floor in addition to the two bedrooms and bath on the first. Storage space includes wardrobes in the first floor bedrooms, walk-in closets on the second floor, coat closets at the front and rear entrances and a closet and linen cabinet in the bedroom hall.

Dining space is provided in one end of the L-shaped living room and in the kitchen. Refrigerator and

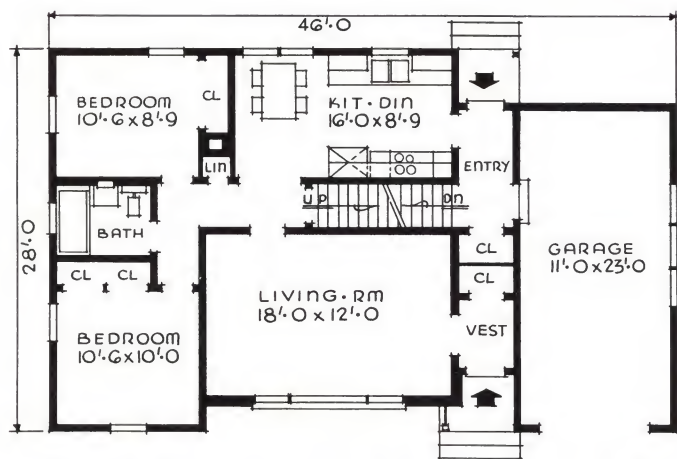
range are on the inside kitchen wall, sink under the side window and work counter under the rear window.

Exterior walls are brick up to the eaves with gable ends and dormers of shakes or wide siding.

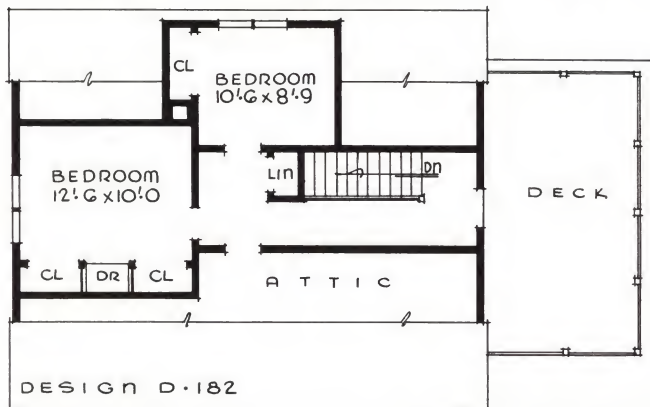
Dimensions are 34 feet 8 inches by 32 feet 8 inches.

1,030 sq. ft.

22,882 cu. ft.



• F I R S T • F L O O R • P L A N •



• S E C O N D • F L O O R • P L A N •

Design D-182

The first floor consists of two bedrooms, bath, living room and combination kitchen-dinette. Future expansion is taken care of on the second floor where two additional bedrooms can be finished. There is a full basement and an attached, front drive-in garage with a flat deck and wood rail.

Wardrobe closets are used in all bedrooms, linen cabinets on both floors and coat closets for each entrance.

Kitchen cabinets are arranged on opposite walls in one end of the kitchen. The range and refrigerator are on the inside and the sink below the window.

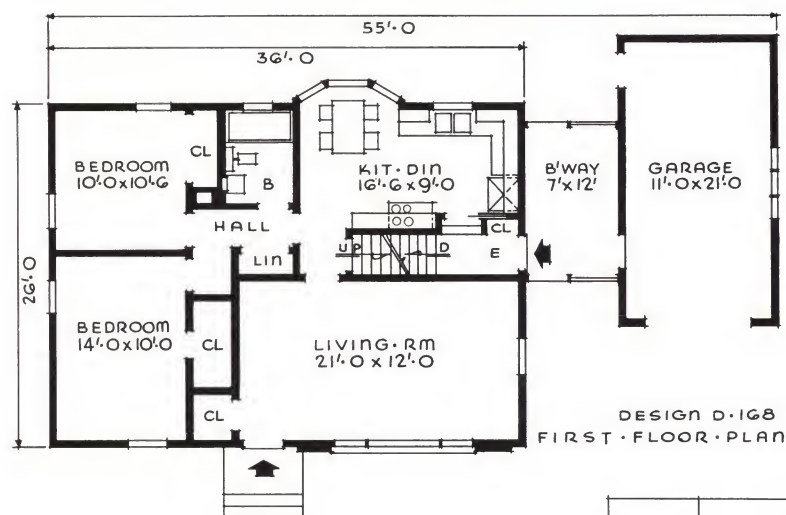
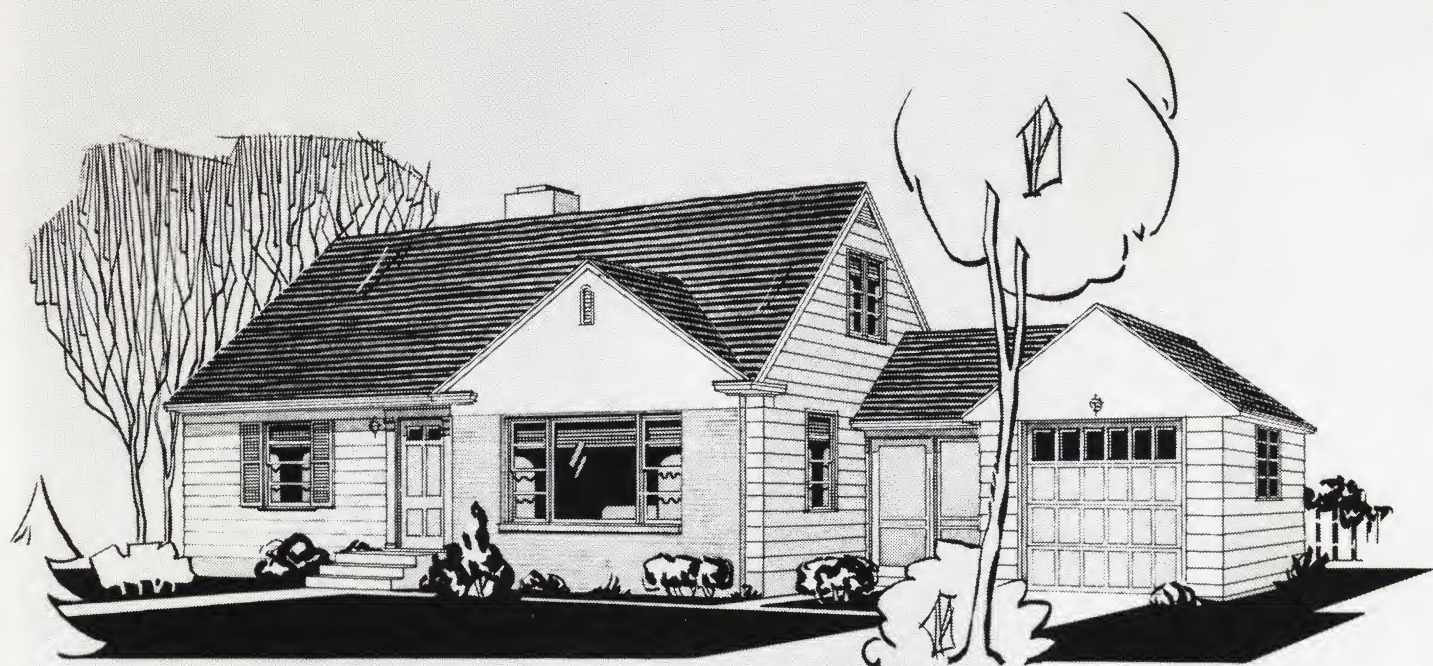
Plans call for frame construction, siding, asphalt shingles, a double glazed picture window, covered entrances and concrete steps.

Dimensions are 46 feet by 28 feet.

893 sq. ft.

20,093 cu. ft.

(Not including garage)



Design D-168

In addition to the two bedrooms on the first floor this house can be expanded by finishing two second floor rooms.

There are two bedrooms, bath combination kitchen-dinette and living room on the first floor. The garage is connected to the house with a breezeway which enters the grade entry and leads to the full basement and kitchen.

Cabinets occupy three walls of the kitchen, leaving space for a dinette with small bay window.

Storage space includes walk-in closets and attic storage on second floor, coat closets at the entrances, a walk-in closet in front bedroom, wardrobe in rear bedroom and linen closet.

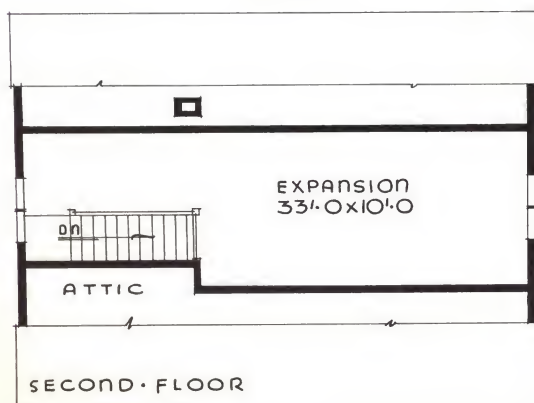
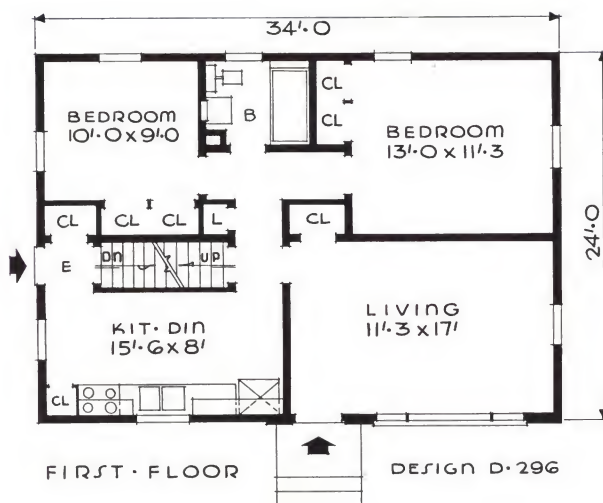
Exterior finish is siding except front living room wall is brick. The roofing is asphalt shingles and garage and front gables are finished with plywood.

Dimensions are 36 feet by 26 feet with a total width of 55 feet.

936 sq. ft.

20,592 cu. ft.

(Not including garage)



Design D-296

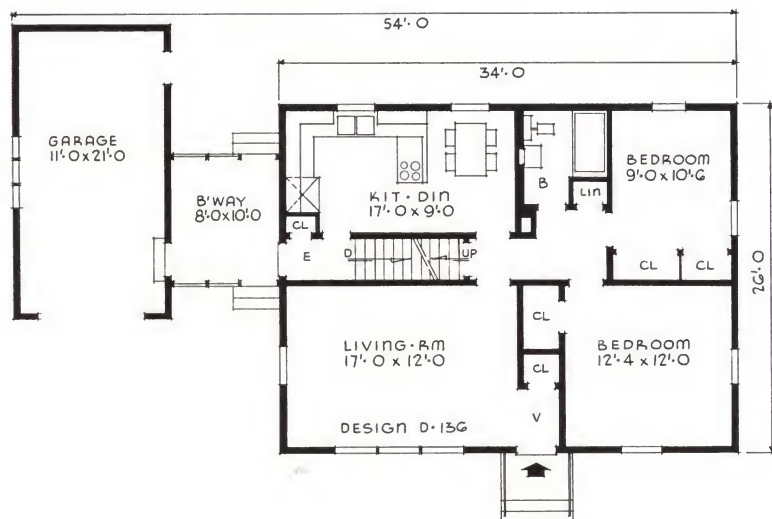
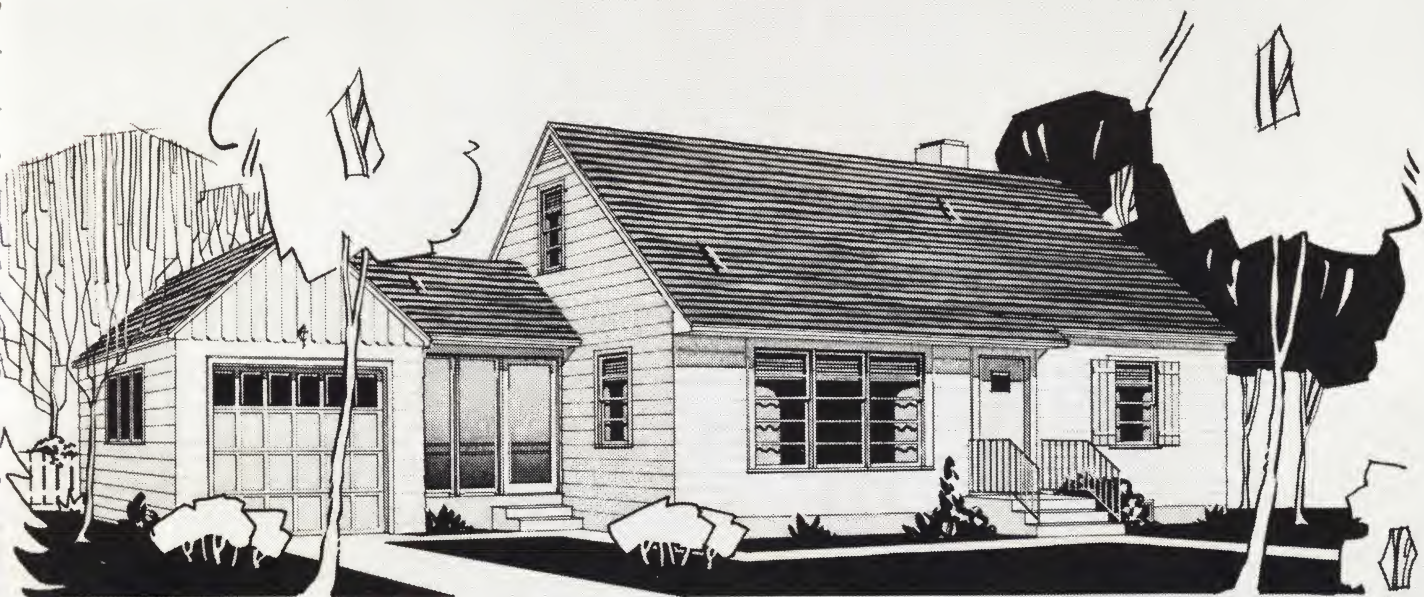
In addition to the two bedrooms on the first floor the house can be expanded by adding a third bedroom on the second floor in the nature of a dormitory room at a minimum of expense.

On the first floor the kitchen, with ample dining space, is located in front alongside the living room, the two bedrooms and bath across the rear.

Closet space consists of coat closets in the living room and side entry, linen cabinet in the hall, wardrobes in the bedrooms, and attic storage space.

Exterior finish is wide bevel siding, except for a touch of stone or face brick on living room wall, asphalt shingles, picture window, flower box and shutters.

816 sq. ft.
17,544 cu. ft.



Design D-136

Space in the attic can be finished off into a dormitory room for use as a bedroom or play room. Two bedrooms and bath are on the first floor. Dining space is provided in the kitchen, where the cabinets are arranged on two walls with the sink in the center.

Closet space is well placed, in the bedrooms, linen in the hall and closets for the entrances.

The screened breezeway has front and rear doors and entry into the garage as well.

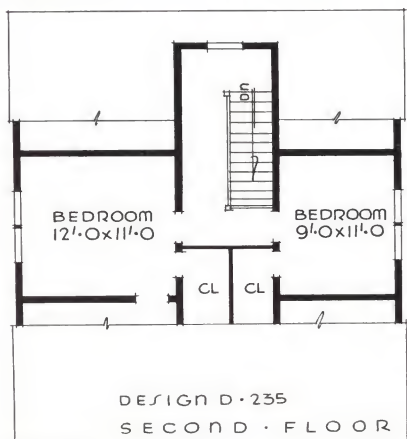
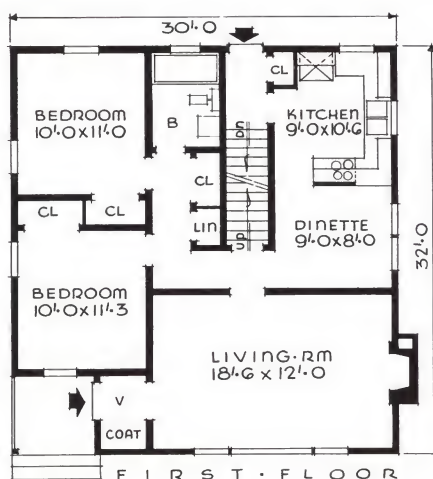
Plans call for frame construction and a full basement, siding, asphalt shingles, overhead garage door, wrought iron railing and concrete steps.

Dimensions are 34 feet by 26 feet.

884 sq. ft.

19,890 cu. ft.

(Not including garage)



Design D-235

The first floor plan consists of living room, two bedrooms, bath, kitchen and dinette. Two bedrooms on the second floor can be finished now or left for future expansion.

There is a full basement, wood-burning fireplace, picture window in the living room and covered front entrance leading to vestibule. Closets on the first floor are wardrobe type, with overhead storage, a linen cabinet and general closet in the bedroom hall and walk-in closets on the second floor.

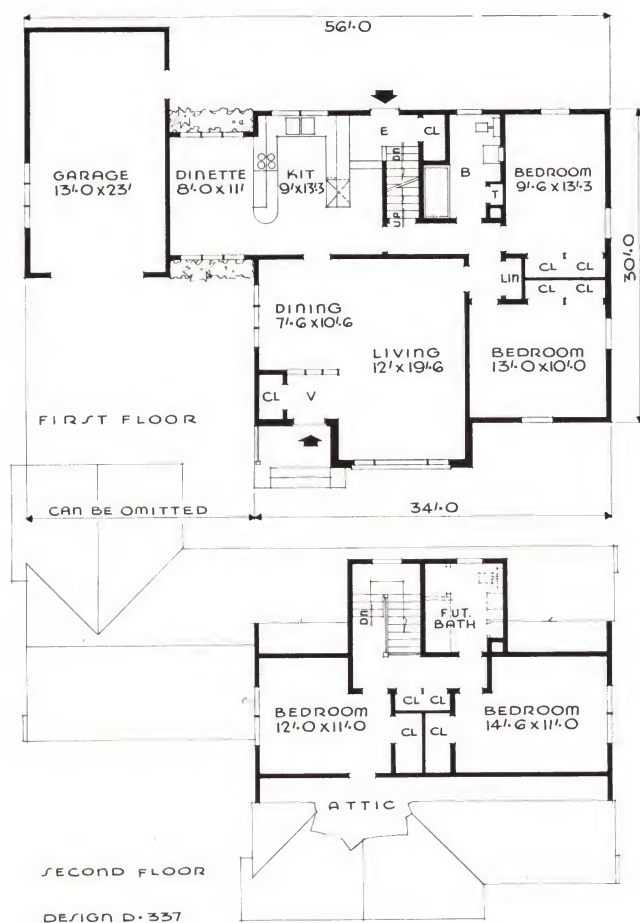
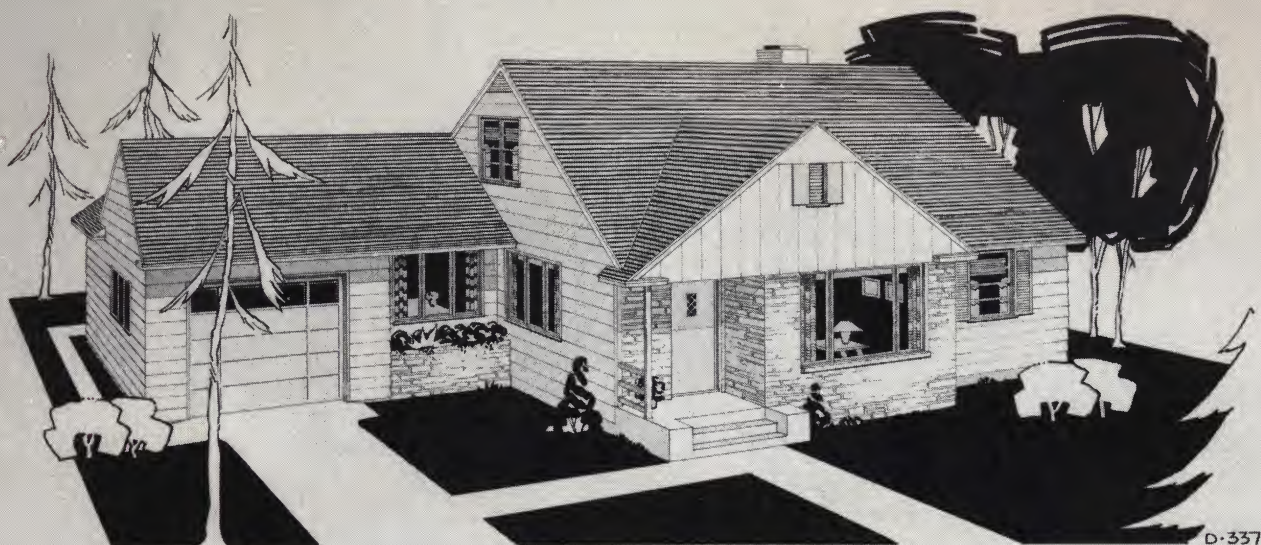
Kitchen and dinette are separated by cabinets. Refrigerator is near the rear door, sink under the side window and stove nearest the dinette.

Exterior finish is wide siding, face brick chimney and asphalt shingles.

Dimensions are 30 feet by 32 feet.

918 sq. ft.

20,655 cu. ft.



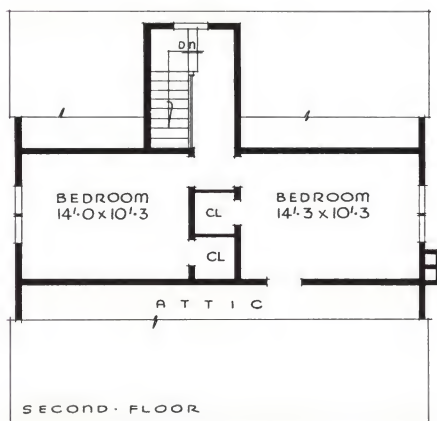
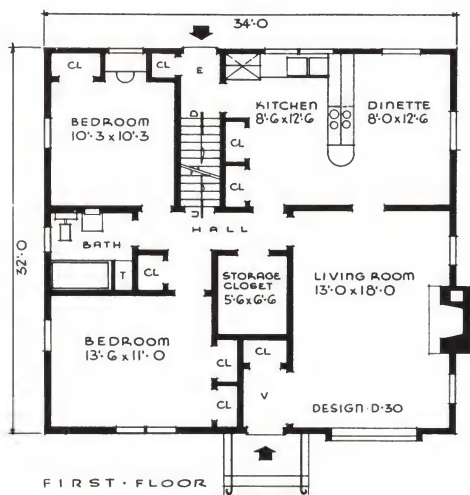
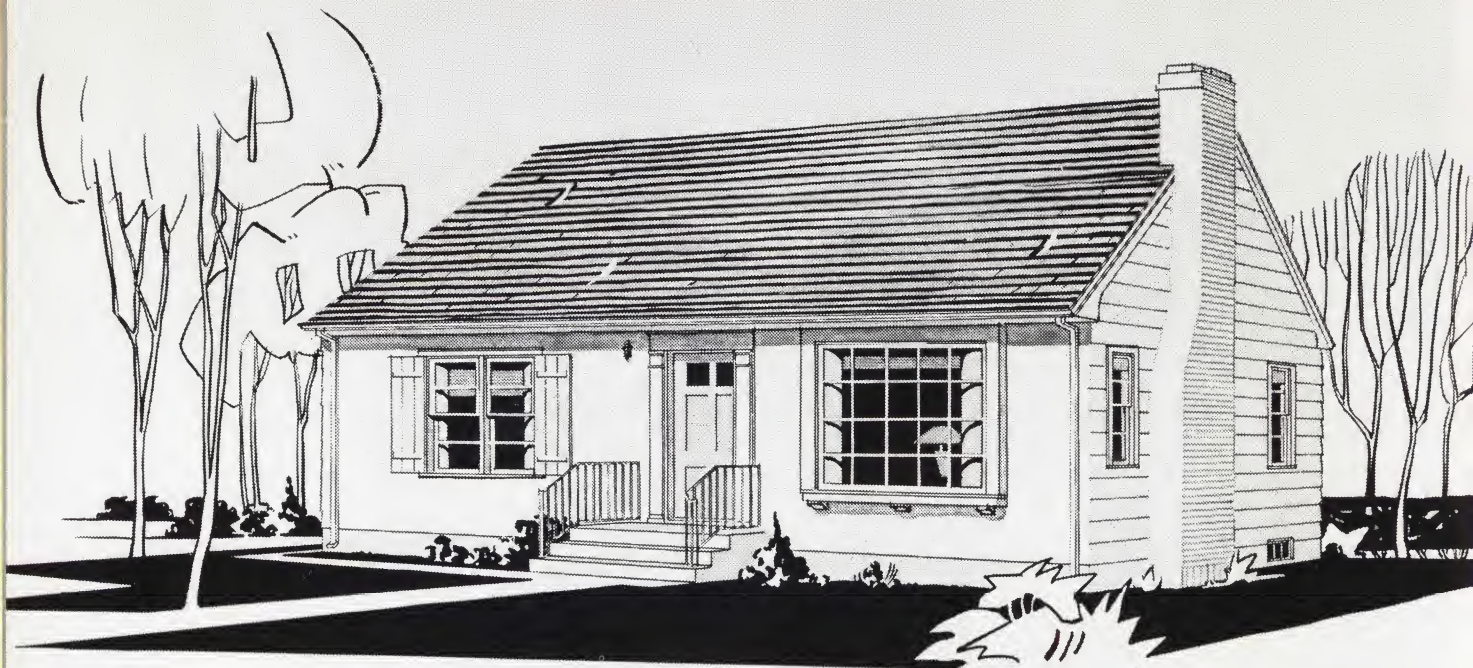
Design D-337

The first floor of this story and a half house is a complete unit of living-dining room, kitchen-dinette, bath and two bedrooms. The second floor has two bedrooms and bath which can be finished as needed for future expansion.

Storage problems are made easier by the numerous closets found on both floors. These include coat closets at the front and rear doors, two linen cabinets, towel cabinet, wardrobe closets in first floor bedrooms, walk-in closets on second floor.

Of special interest is the dinette with windows in front and rear, the U-shaped arrangement of kitchen cabinets, picture window and stone veneer.

1,174 sq. ft.
25,553 cu. ft.
(Not including garage)



Design D-30

Outstanding among the ten closets shown on the first floor, is the large storage closet in the center of the house for the storage of large items of equipment, such as card tables and chairs, sewing machine, etc.

A dormer on the rear, to give head room for the stairs, allows two additional bedrooms to be finished on the second floor.

In the kitchen the dinette is separated by the cabinet which opens from both sides for serving. There are two closets in the kitchen for housekeeping supplies and brooms.

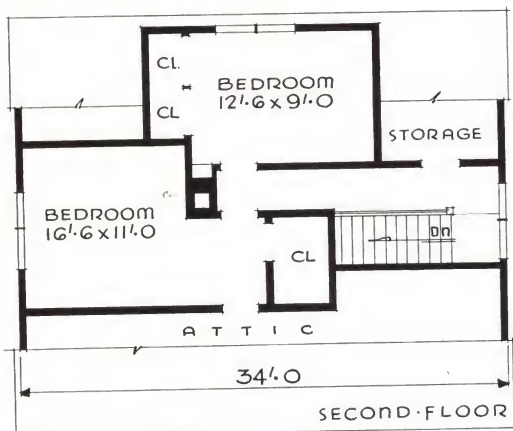
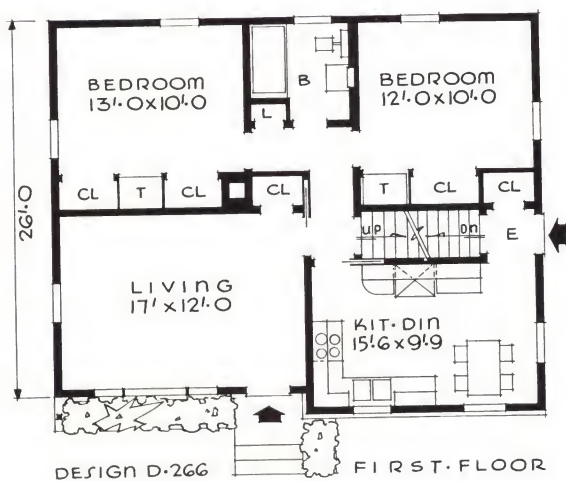
Other features called for include fireplace, coat closets, linen and towel cabinets, full basement, recessed tub, face brick chimney and wrought iron railing.

Exterior finish is siding and asphalt shingles.

Dimensions are 34 feet by 32 feet.

1,088 sq. ft.

24,153 cu. ft.



Design D-266

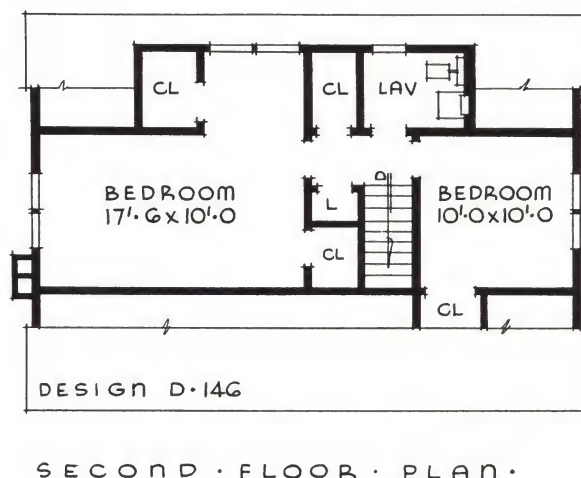
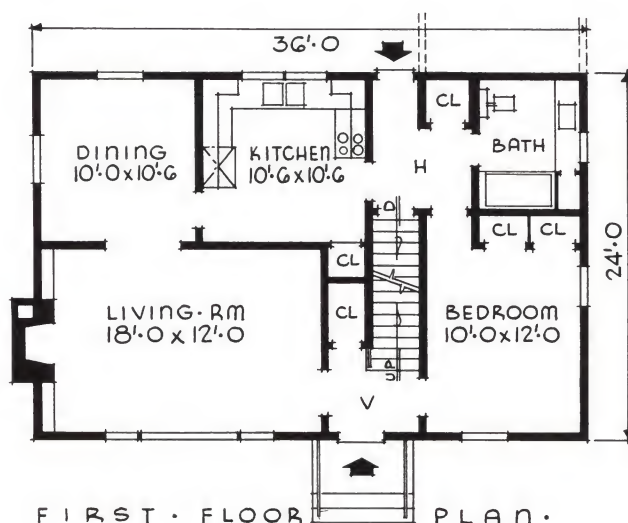
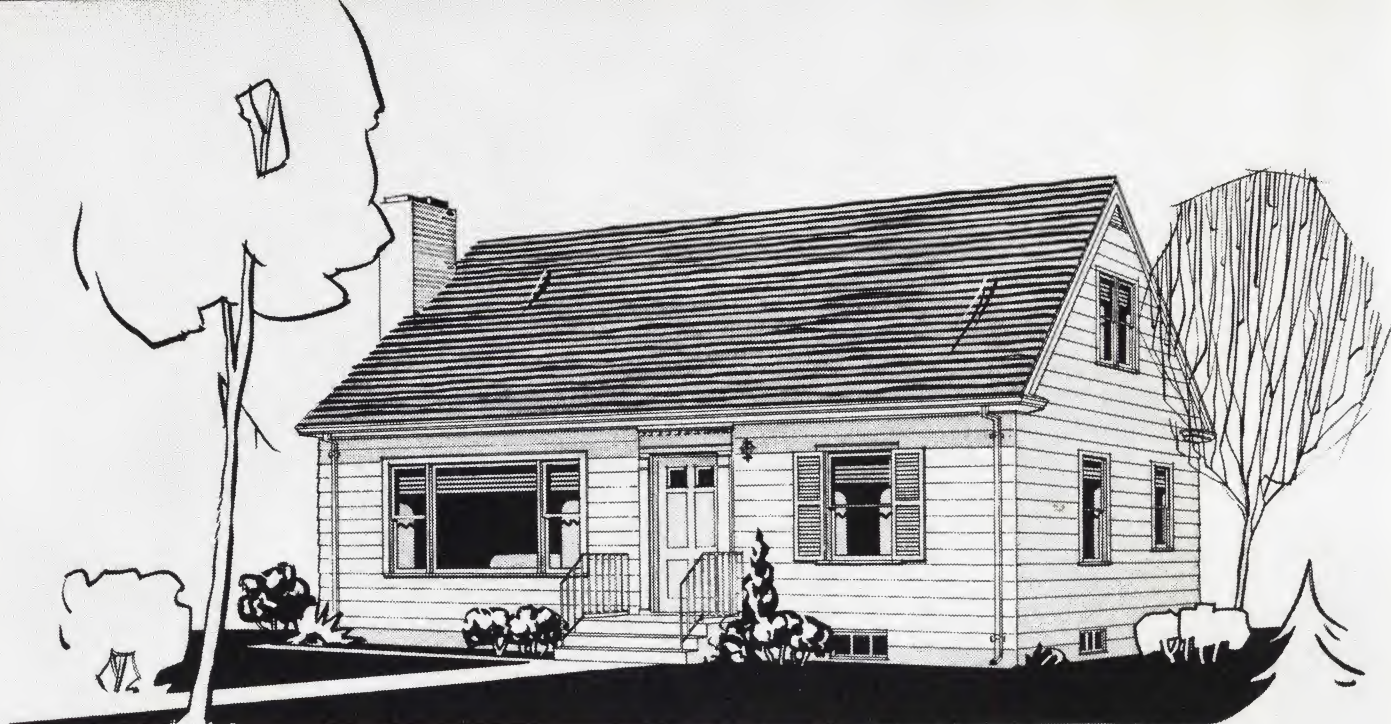
There is space on the second floor or attic for two bedrooms through the use of a rear dormer. These rooms can be left unfinished for the present because the first floor has two bedrooms.

Kitchen and living room are in front of the house with a well lighted corner of the kitchen to be used for kitchen dining.

Wardrobe closets with built-in trays are used in the first floor bedrooms and a walk-in closet for the large upstairs bedroom.

Storage space also includes closets at the entrances, linen cabinet and attic storage. Exterior finish includes the use of bevel siding, face brick, asphalt shingles and face brick planter.

909 sq. ft.
19,544 cu. ft.



Design D-146

Beginning with one bedroom on the first floor, the versatility of this plan is shown by the provision for two bedrooms on the second floor and the possibility of adding a garage or bedroom on the rear of the first floor.

The first floor bedroom can be reached from both entrances and is therefore ideal for use as a den, study or office.

A separate dining room is shown but this can be con-

verted into a combination living-dining room by leaving out the partition.

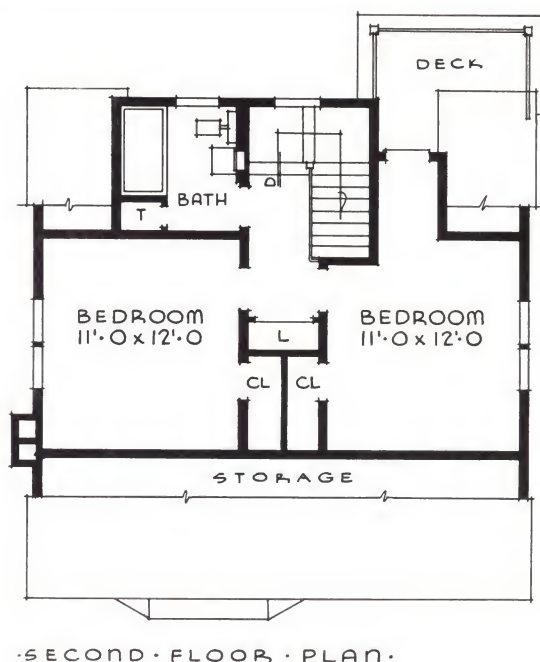
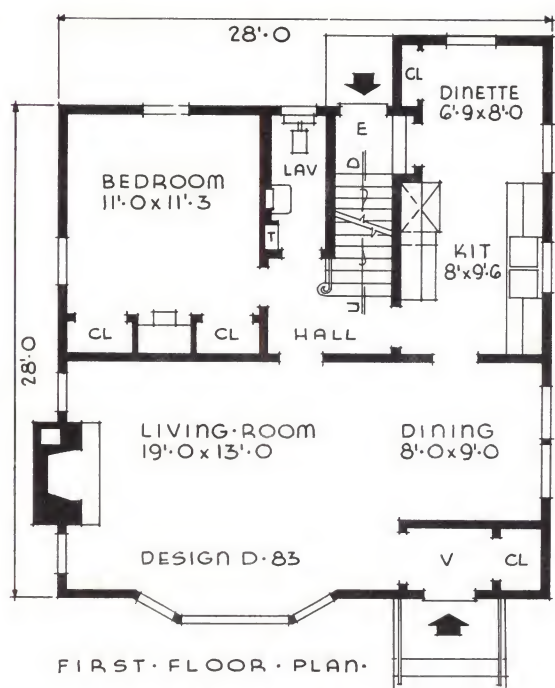
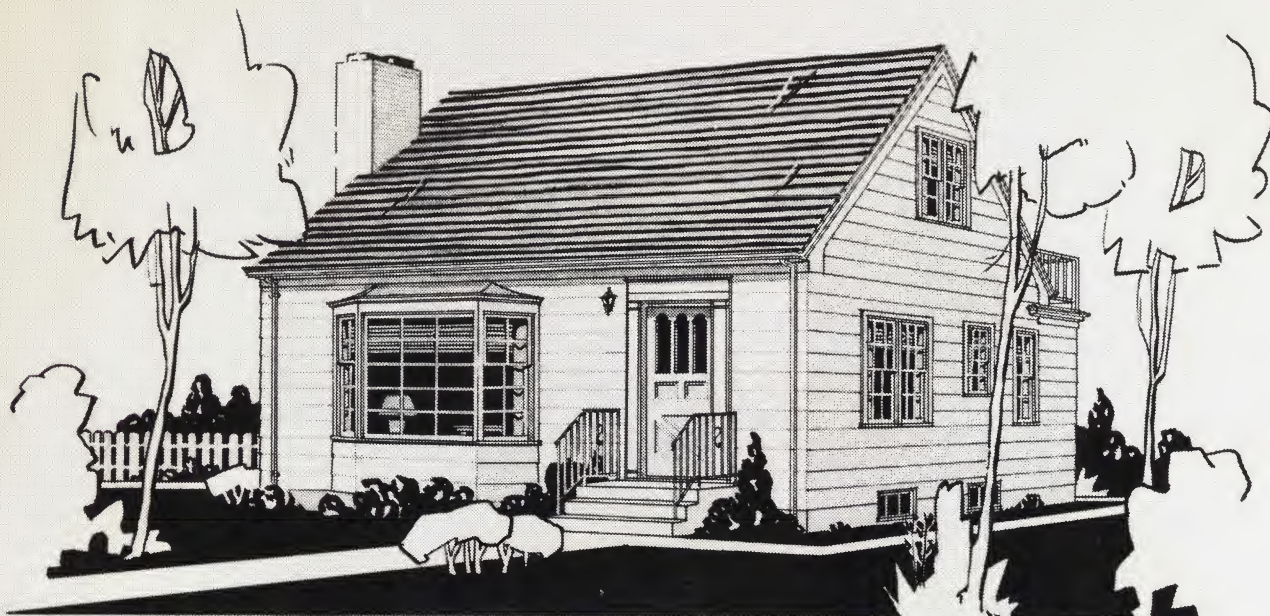
On the second floor two bedrooms are shown, with a rear dormer to clear the lavatory and closets.

Plans call for siding and asphalt shingles.

Dimensions are 36 feet by 24 feet.

864 sq. ft.

19,440 cu. ft.



Design D-83

The combination living and dining room is the dominating feature of the first floor plan with its attractive bay window and fireplace. The dining alcove is formed by the entrance vestibule and, with the bay window, adds to the size of the living room.

Cabinets line opposite walls of the kitchen which is located between the dining room in front and the dinette in the rear.

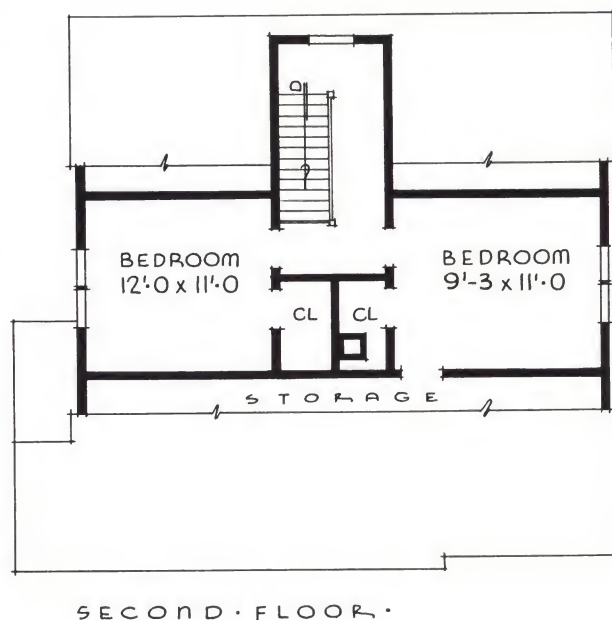
A bedroom and adjoining lavatory complete the first floor room arrangement. On the second floor the bath and

stair hall are in the rear dormer and two bedrooms in the gable ends. A door leads to a deck over the breakfast nook for dusting and airing.

Frame construction is used throughout with wide siding, asphalt shingles, face brick chimney and full basement. Dimensions are 28 feet by 28 feet.

820 sq. ft.

19,446 cu. ft.



Design D-109

By using a dormer on the rear for stair clearance two bedrooms can be finished on the second floor in addition to the two on the first floor. By removing the partition between the dining and living room, an L-shaped combination room can be obtained.

Eleven closets are provided, twin wardrobes in the bedrooms, coat closet in the living room, and two each in the rear entry, bedroom hall and the second floor.

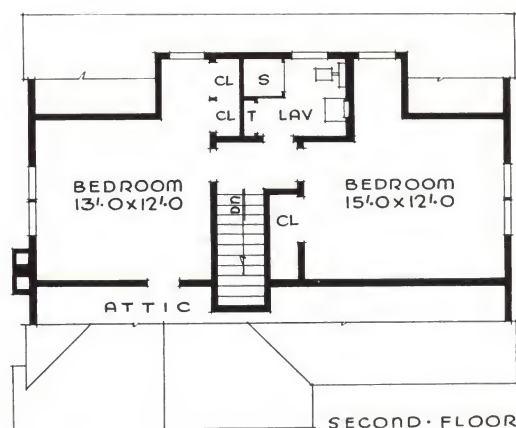
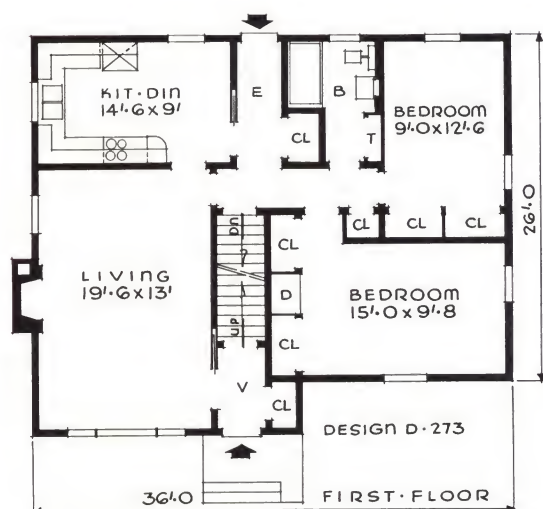
A double compartment sink and the refrigerator occupy the rear wall. Range and work counter are on the side wall, leaving additional space for dining.

Plans call for siding, asphalt shingles, concrete steps, iron railing and face brick chimney.

Dimensions are 34 feet by 34 feet.

1,072 sq. ft.

23,376 cu. ft.



Design D-273

This story and a half house has two bedrooms on each floor. The stairway is closed so the second floor can be finished later, if so desired. An open stair can be substituted if the second floor is finished now. All rooms can be reached from the rear entry which has a lavatory and coat closet and leads to the basement.

Kitchen cabinets occupy one end of the combination kitchen-dinette, with sink on exterior wall and refrigerator and stove on the inside.

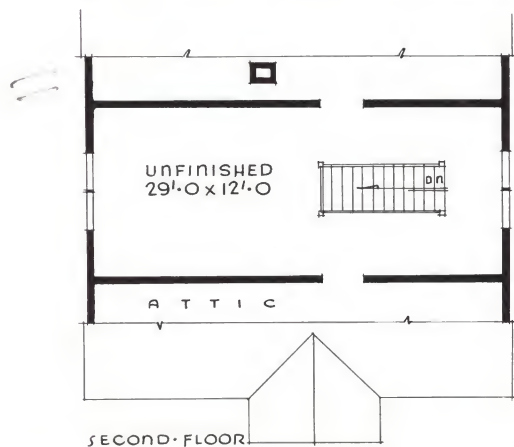
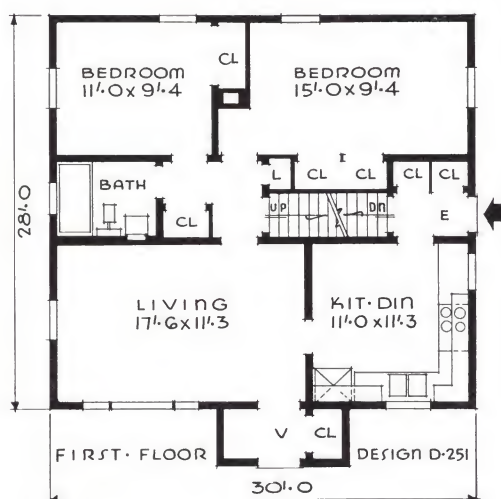
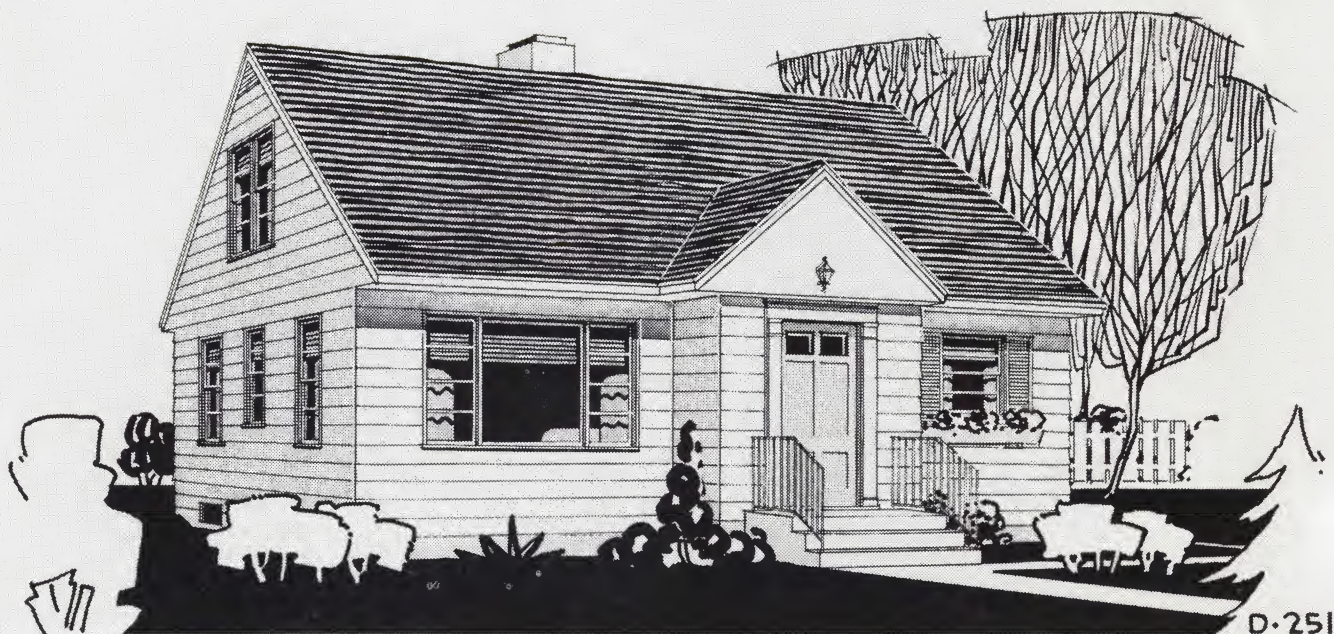
On the second floor a lavatory is located in the rear dormer and attic storage, as well as closet storage, is well provided.

Plans call for frame construction with wide siding and a s p h a l t shingles.

Dimensions are 36 feet by 30 feet.

1,017 sq. ft.

22,382 cu. ft.



Design D-251

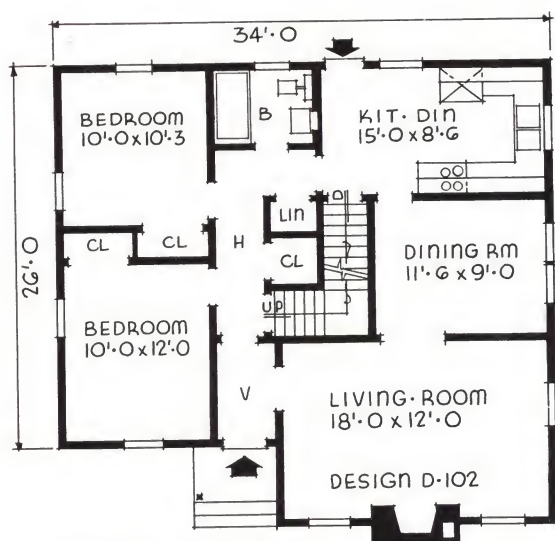
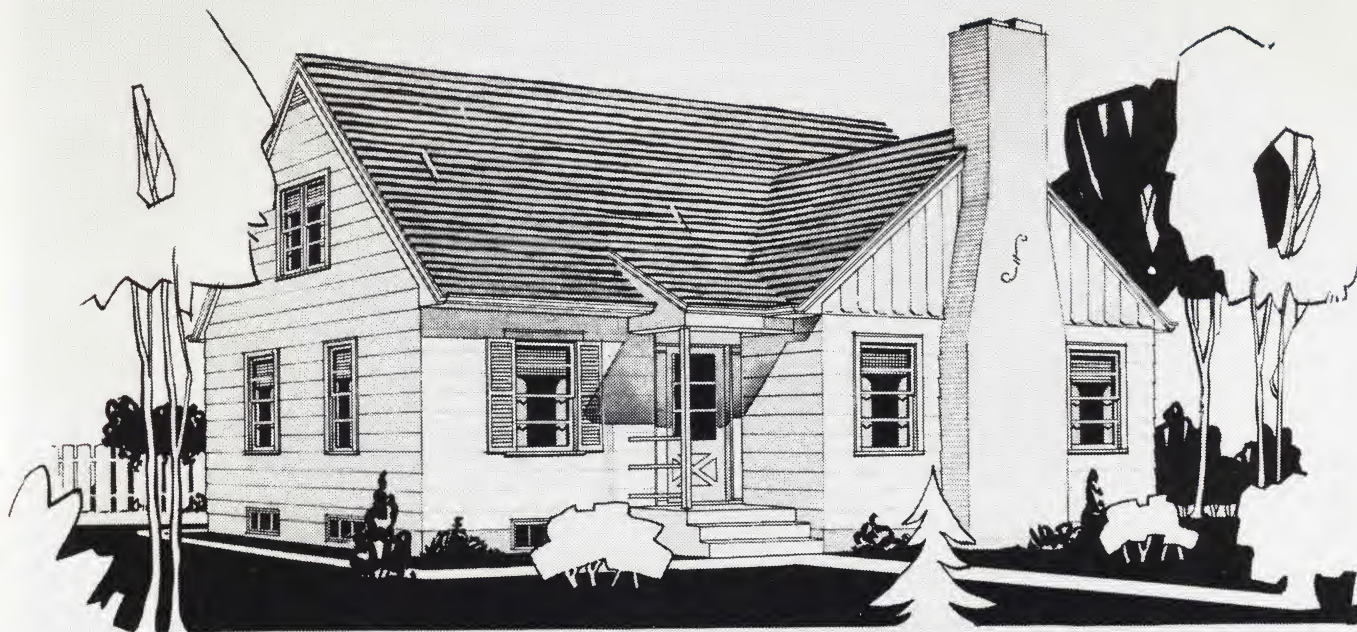
This plan provides for two bedrooms on the first floor rear, with unfinished space in the attic for a future bedroom. The living room and kitchen are in front and entrance to the living room is through a vestibule with coat closet.

Other closets include wardrobes in the bedrooms, coat and house-keeping closets in the side entry, linen cabinet and closet in the bedroom hall. Dining space is provided in the kitchen. There is a full basement.

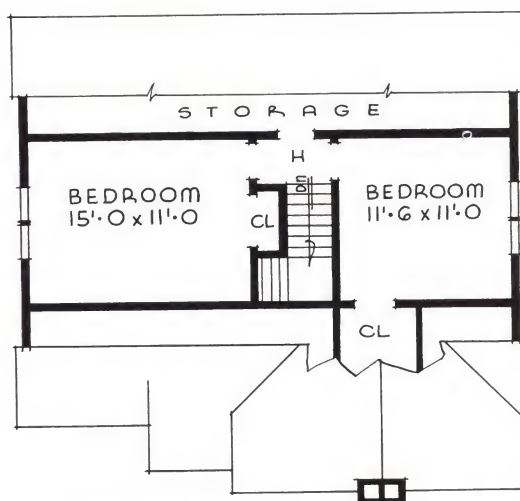
Exterior finish includes picture window, flower box, shutters, wrought iron railings, wide siding and asphalt shingles.

881 Sq. Ft.

18,259 Cu. Ft.



FIRST FLOOR.



SECOND FLOOR.

Design D-102

With two bedrooms on the first floor, this plan can be expanded into a four room house by finishing two rooms on the second floor. A separate dining room is shown, with an arch to the living room, but the two rooms could be converted into a combination living-dining room by omitting the partition.

The fireplace is a feature of the front gable but a picture window could be substituted and the chimney placed in the center closet.

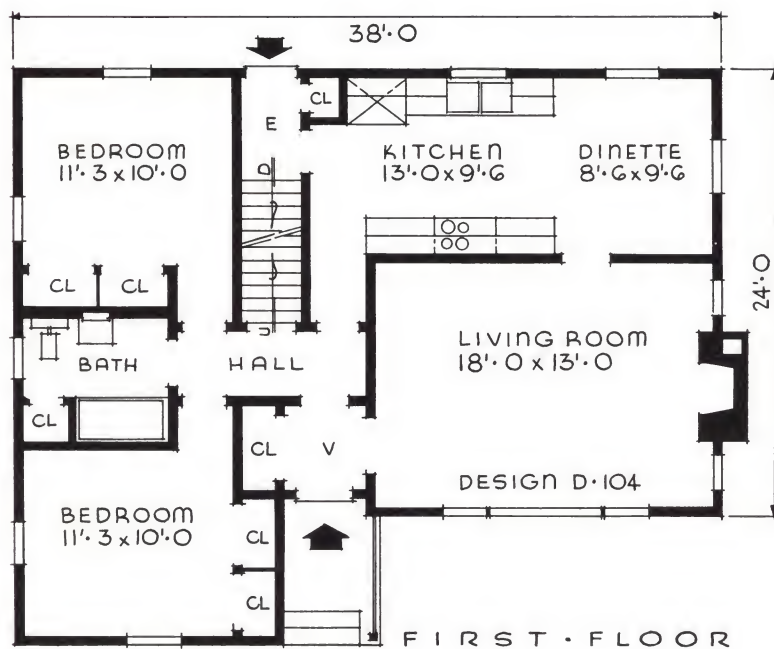
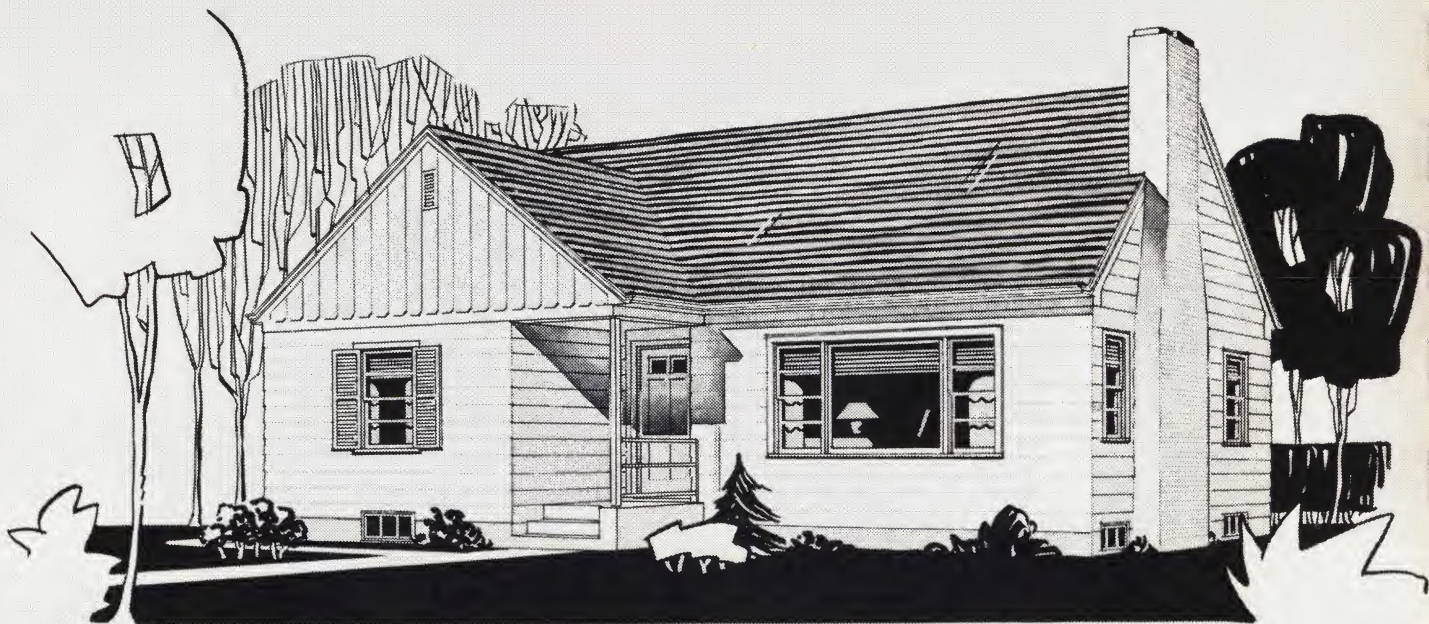
Good circulation is obtained by means of a door from the front vestibule and from the kitchen into the hall. Thus it is possible to reach all rooms without passing through any other room, as in the case of roomers.

Siding, asphalt shingles and face brick chimney are used for exterior finish.

Dimensions are 34 feet by 30 and a half feet.

988 sq. ft.

20,748 cu. ft.



Design D-104

Circulation, which is the ability to reach all parts of the house without using any room as a traffic lane, is well illustrated by this plan. All rooms can be reached from the small front hall.

A dormer on the rear gives necessary clearance for the stairway and two future bedrooms can be provided for and finished later, on the second floor.

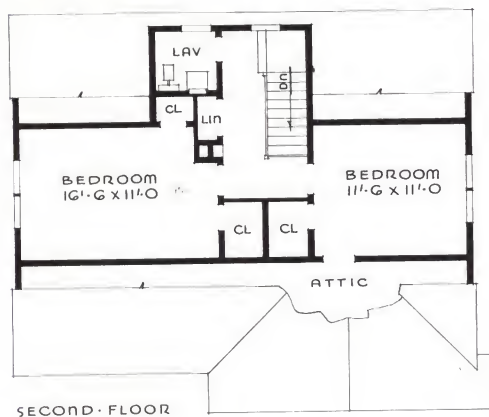
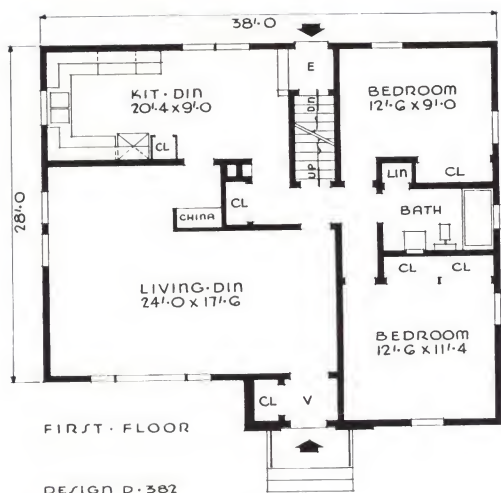
On the first floor there are two bedrooms, with bath between, living room, dinette and kitchen. Cabinets line opposite walls of the kitchen and leave a large dining space with cross light and ventilation.

Plans also call for wardrobe closets in the bedrooms, recessed tub, covered front entrance, fireplace, coat closets, siding, asphalt shingles, face brick chimney and full basement.

Dimensions are 38 feet by 31 feet.

1,013 sq. ft.

22,641 cu. ft.



Design D-382

There are four bedrooms in this house, two on each floor, with bathroom on the first floor, lavatory on the second.

The second floor can be left unfinished and used for future expansion, the first floor being a complete unit of two bedrooms.

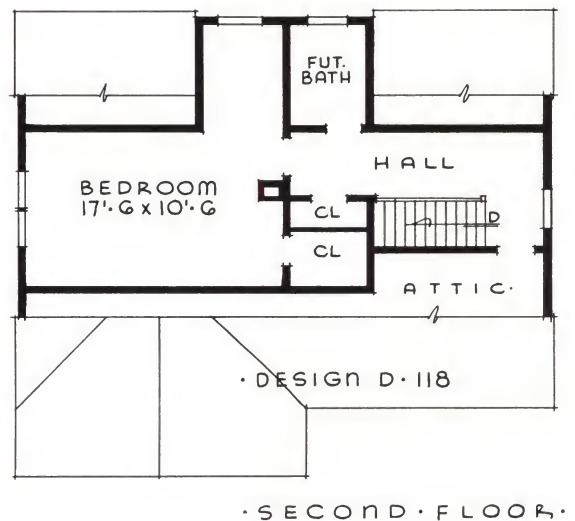
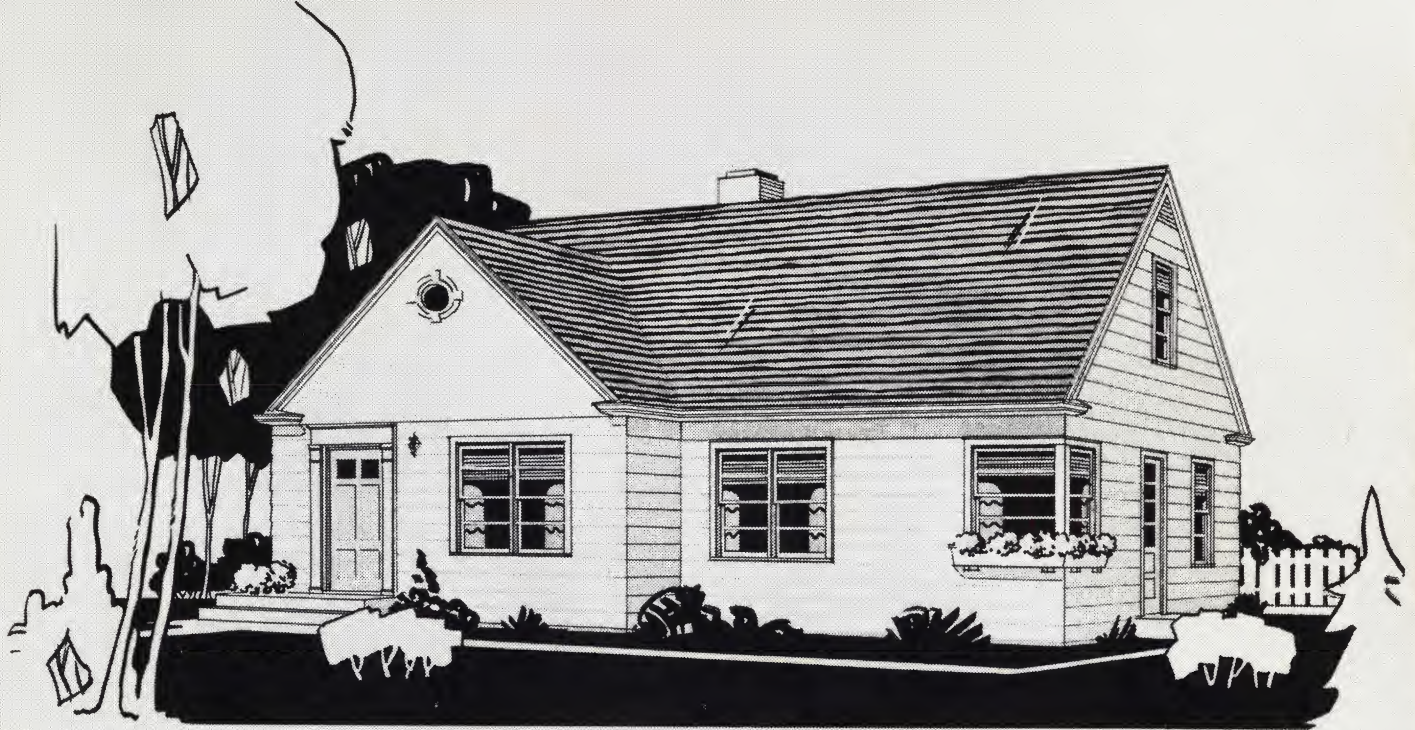
Circulation between rooms is very good, using a minimum of hall and confining traffic to the front door in one end of the living room.

Exterior finish combines wide siding with plywood gables in front, stone vestibule, wrought iron railings and shutters.

Other features include the efficient arrangement of kitchen cabinets, large dinette and ample closet space. There is a full basement.

1,148 sq. ft.

23,408 cu. ft.



Design D-118

Closet space to fill all requirements, excellent circulation, airy, well lighted rooms and an attic for a future bedroom are found in this plan. A dormer on the rear forms a possible future bathroom but it may be omitted and a large dormitory room finished upstairs.

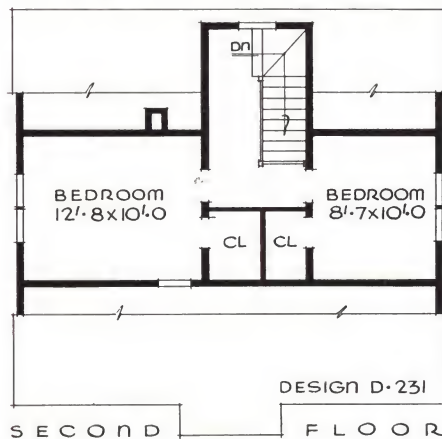
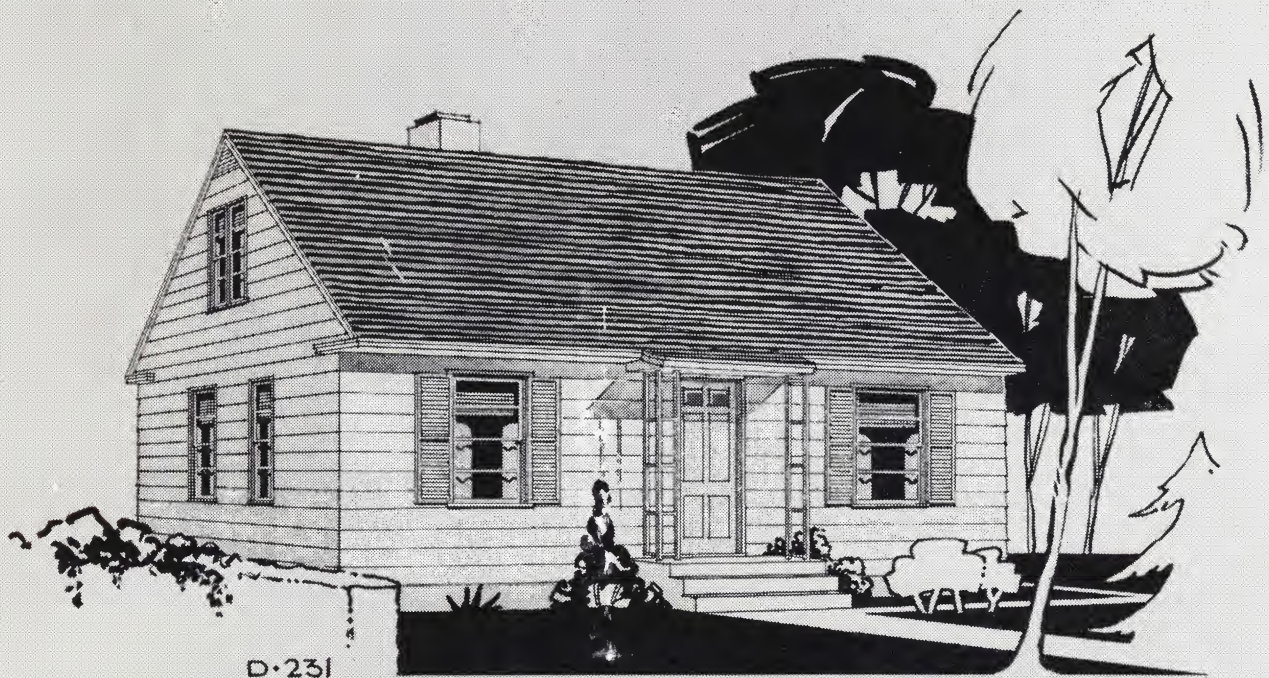
The kitchen and dinette are separated by a snack bar and the sink is placed under the corner windows. Cupboards occupy two walls of the kitchen.

Windows in the living room look out to the street and to the side yard. Entrance vestibule and coat closet makes an L of the living room, the front of which can be used for dining.

Exterior finish is siding and asphalt shingles.
Dimensions are 36 feet by 30 feet 6 inches.

1,021 sq. ft.

22,473 cu. ft.



Design D-231

Two bedrooms on the first floor with an expansible attic gives this small house a capacity of four bedrooms. The stair hall can be closed off by means of sliding doors and yet provide passage from the kitchen to the bedroom hall without passing through the living room.

There is a full basement with the stairs leading down from a grade entry in the rear.

Wardrobe closets are used on the first floor and walk-in closets on the second, in addition to the coat and linen closets.

Dining space is provided on the inside kitchen wall and refrigerator, sink and stove on the outside wall.

Exterior finish is siding and asphalt shingles with entrance roof supported on lattice work.

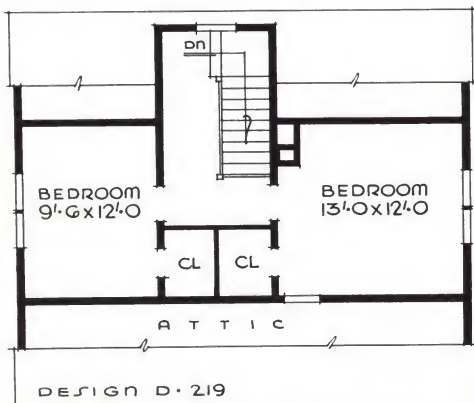
Dimensions are 30 feet by 26 feet.

780 sq. ft.

16,770 cu. ft.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Design D-219

This low cost house has an expansible attic with space for two future bedrooms on the second floor. There are two bedrooms, bath, living room and kitchen, with dining space, on the first floor.

Closets are provided for front and rear entrances, linen cabinet in the hall, wardrobe closets in the first floor bedrooms, and walk-in closets on the second floor.

Additional wall space is obtained by the use of high side windows in the first floor bedrooms.

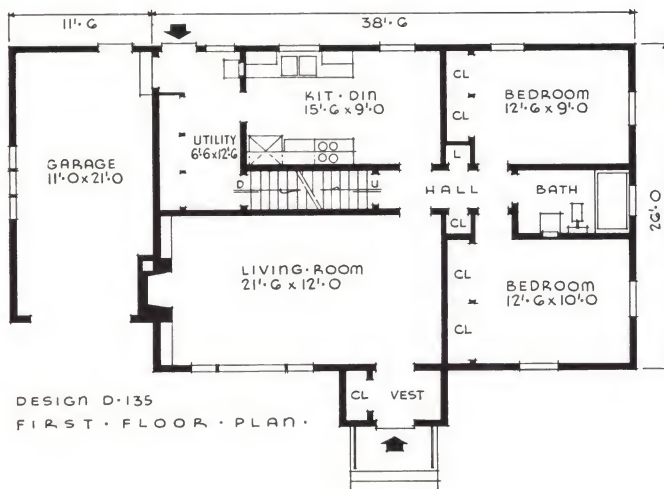
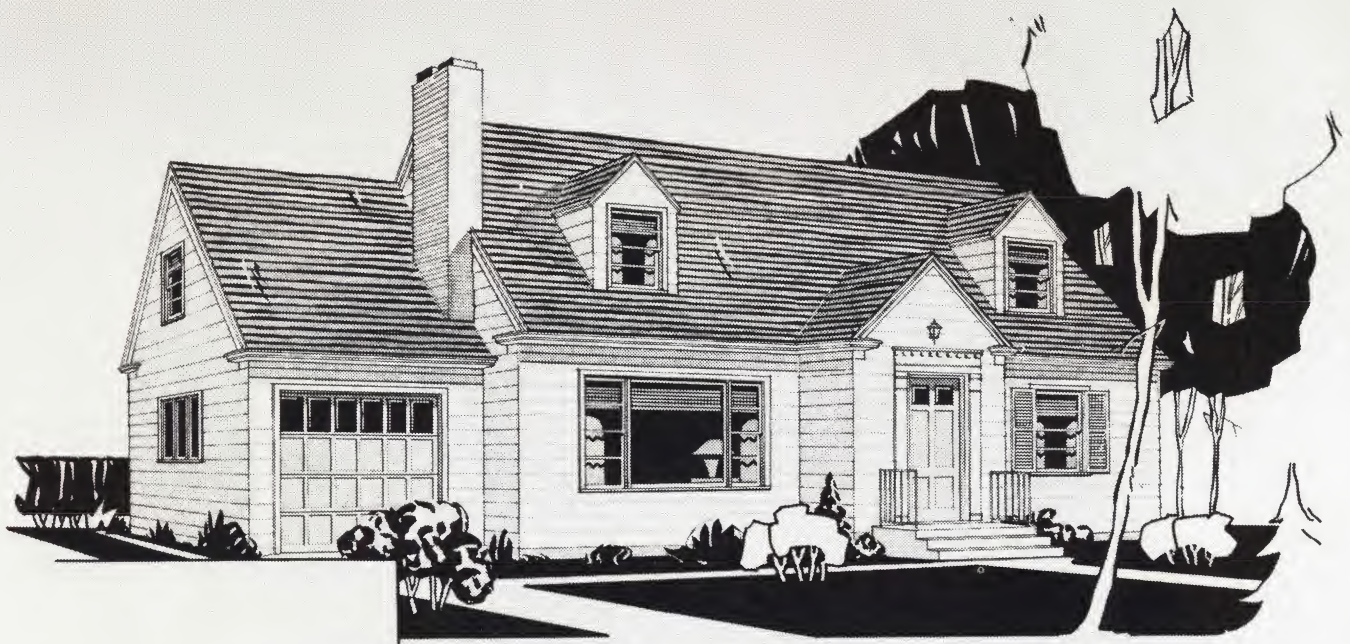
In the kitchen a double compartment sink is located under the window with refrigerator on the right, range on the left.

Exterior finish is wide siding and asphalt shingles.

Dimensions are 32 feet by 26 feet.

832 sq. ft.

18,720 cu. ft.



Design D-135

Two future bedrooms may be finished on the second floor, or the rear dormer can be omitted and a dormitory room finished instead. There are two bedrooms and bath on the first floor.

Entrance from the rear opens into a small utility room which is equipped with lavatory and storage cabinet, including coat hanging space, and leads to the basement stairs.

Dining space is found in one end of the kitchen, which has its cupboards on opposite walls. Refrigerator and stove are on the inside wall and sink under the windows.

Wardrobe closets are shown in the bedrooms and linen in the hall.

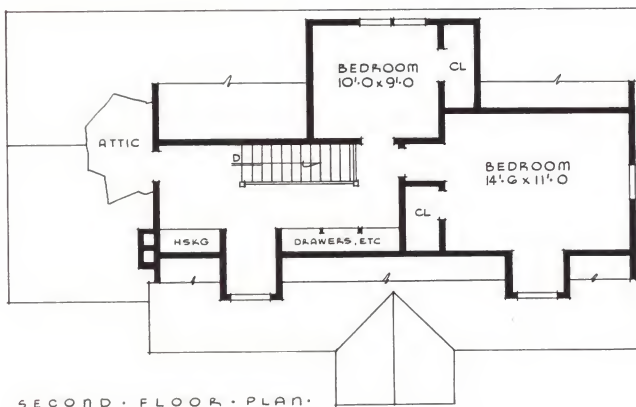
Exterior finish is siding and asphalt shingles.

Dimensions are 38 feet 6 inches by 26 feet.

1,001 sq. ft.

22,719 cu. ft.

(Not including garage)





Design D-177

A continuous storage wall extends from front to rear of this plan and includes entrance coat closets, bedroom wardrobes and a general hall closet.

On the second floor two bedrooms, or one dormitory room, can be finished, with plenty of closet and storage space in either case.

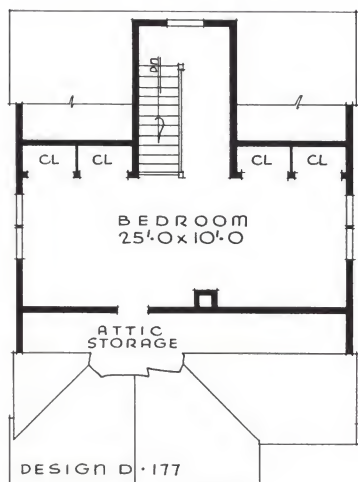
In the galley-type kitchen, refrigerator and sink are on the outside wall, range on the inside and cabinets on both walls. Dining space is provided in the end of the kitchen with cross light.

Exterior finish is siding and asphalt shingles. Plans also call for a full basement, covered entrance and picture window.

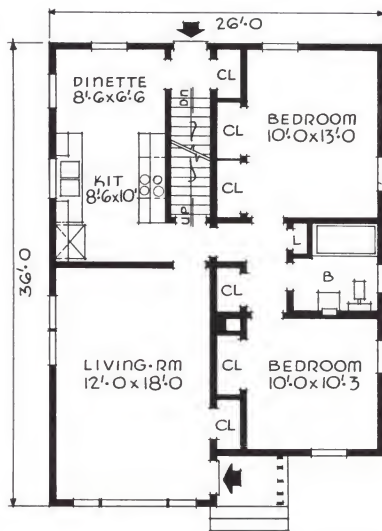
Dimensions are 26 feet by 32 feet by 36 feet.

884 sq. ft.

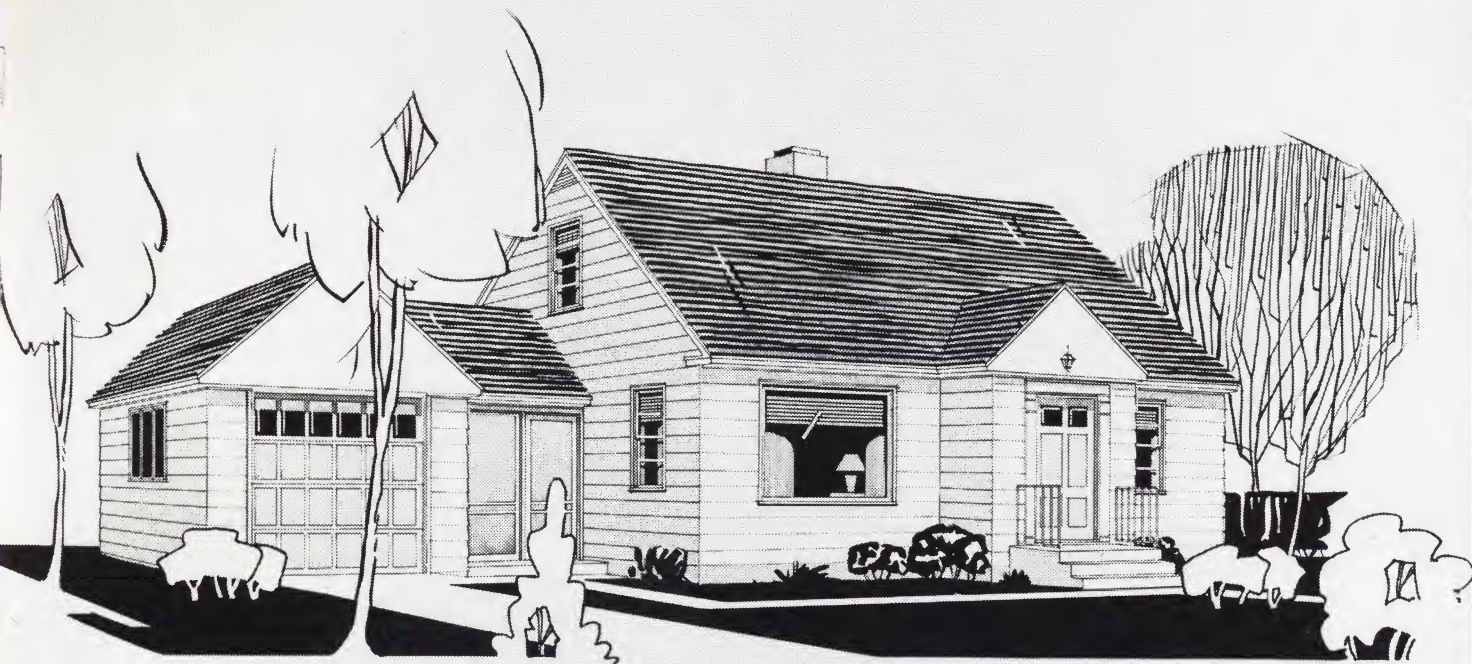
18,954 cu. ft.



SECOND FLOOR



FIRST FLOOR



Design D-164

This small house is expandable to the extent that an additional dormitory room can be finished on the second floor whenever necessary, and the breezeway and garage can be left off and added at a later date.

The first floor has two bedrooms, bathroom, living room and combination kitchen-dinette. Plumbing is concentrated with the laundry in the basement directly below the adjoining kitchen and bathroom.

Kitchen cabinets line two walls. The counter is arranged in a U, with the sink in the center, the stove on the right and the refrigerator on the inside wall. Closets include a coat closet, linen in the hall and wardrobe closets in the bedrooms.

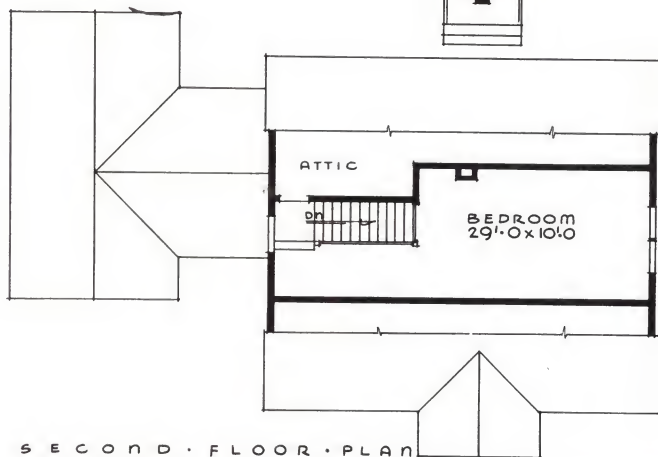
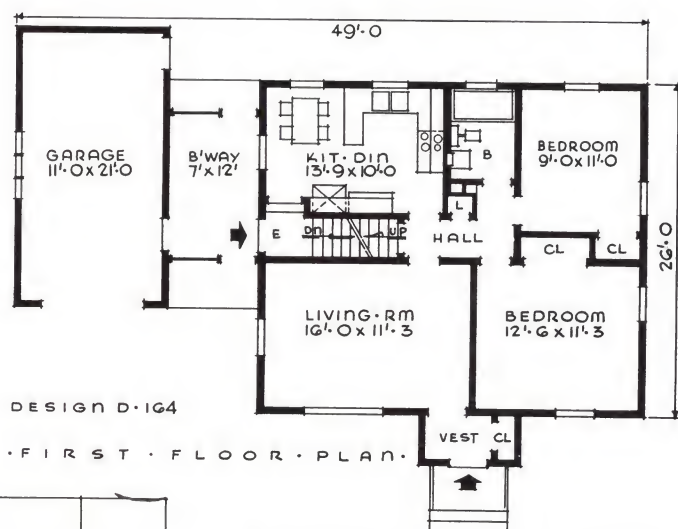
Exterior finish is siding and asphalt shingles on frame construction.

Dimensions are 30 feet by 26 feet.

780 sq. ft.

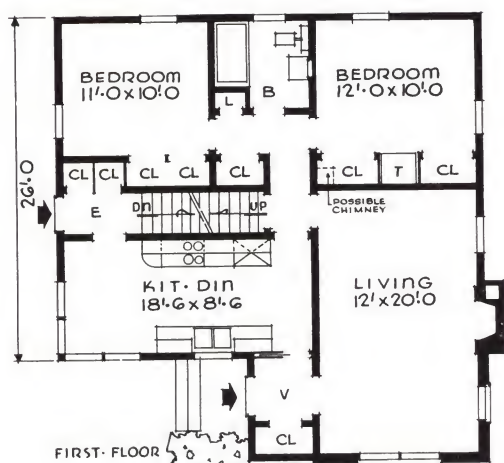
17,160 cu. ft.

(Not including garage)

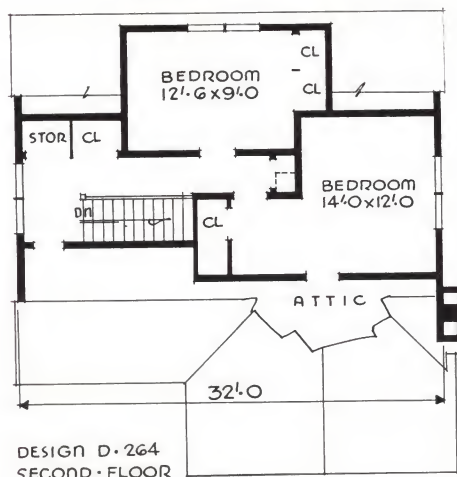




D-264



FIRST FLOOR



DESIGN D-264
SECOND FLOOR

Design D-264

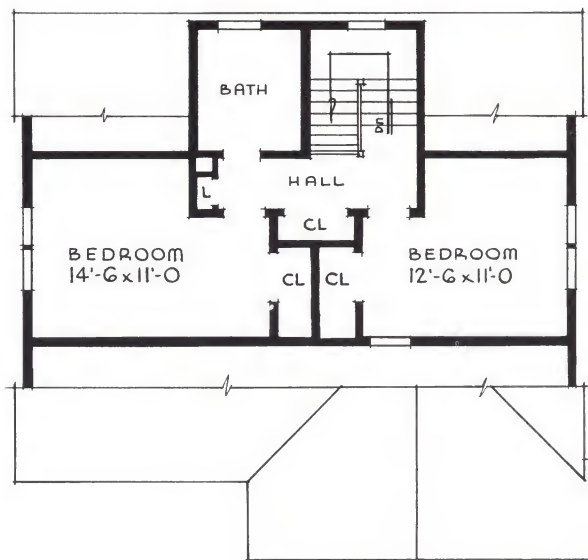
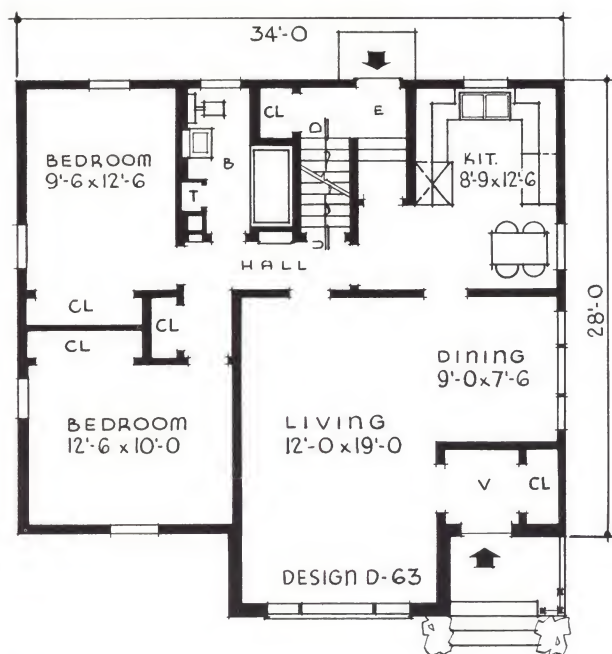
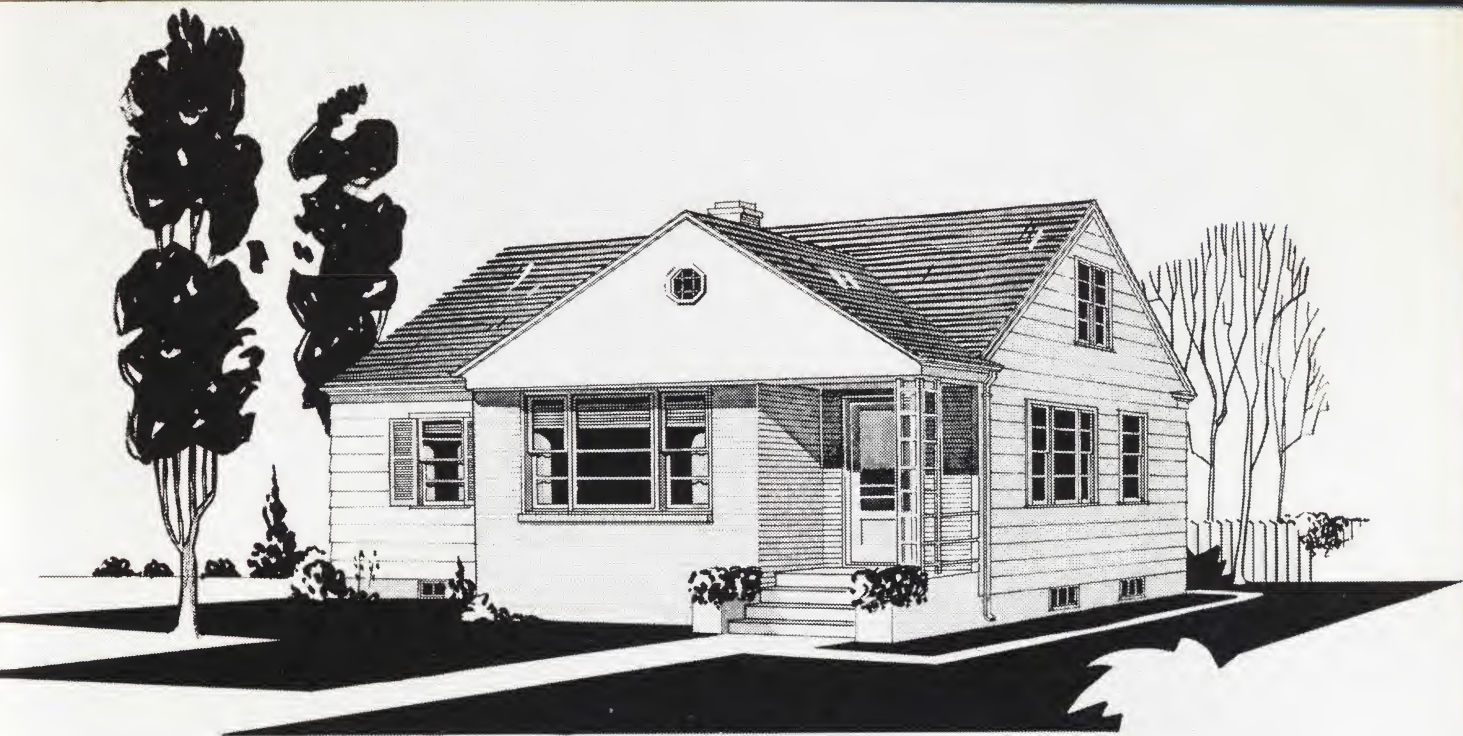
This compact plan has two bedrooms on the first floor rear, living room and combination kitchen-dinette in front. It also has the advantage of an attic where two bedrooms may be left unfinished for the future.

The circulation between rooms is ideal, using an exceptionally small hall, with access from the kitchen to the front door without entering the living room. A fireplace is shown but if it is eliminated a space is provided for a furnace chimney.

Storage space consists of eleven closets, including coat closets and linen cabinets on both floors. There is a full basement.

976 Sq. Ft.

21,672 Cu. Ft.



Design D-63

The exterior walls are of frame construction finished with siding except for the living room and entrance walls which are brick veneered. The front gable extends over the stoop to form protection for the door and is finished with exterior plywood.

Of equal interest is the floor plan which has a beautiful combination living-dining room with cross light and ventilation. There are also two bedrooms, bath, kitchen-dinette and a roomy vestibule for each entrance.

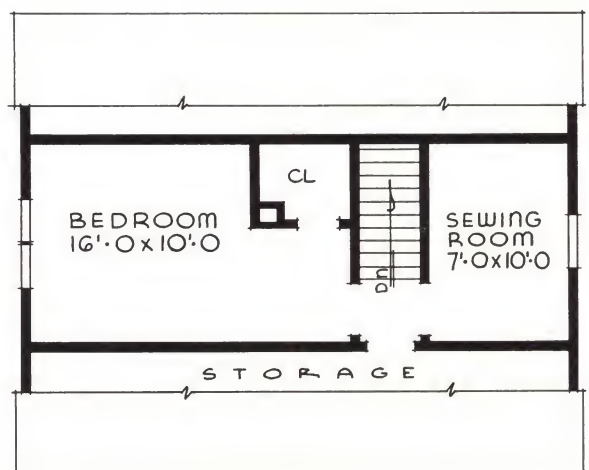
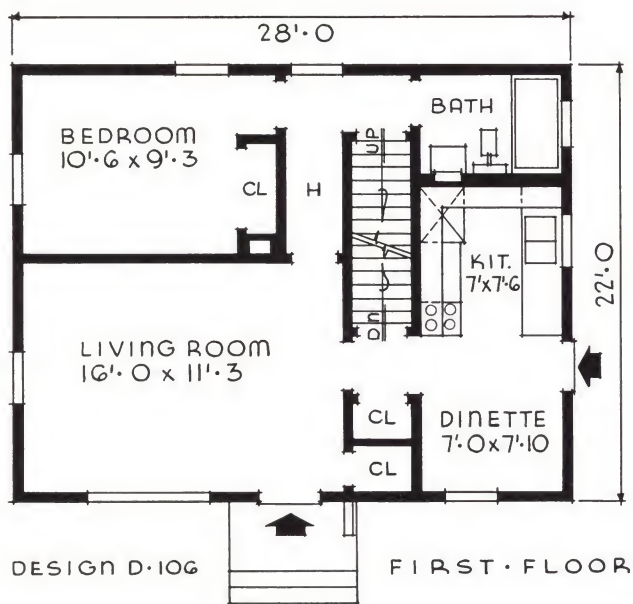
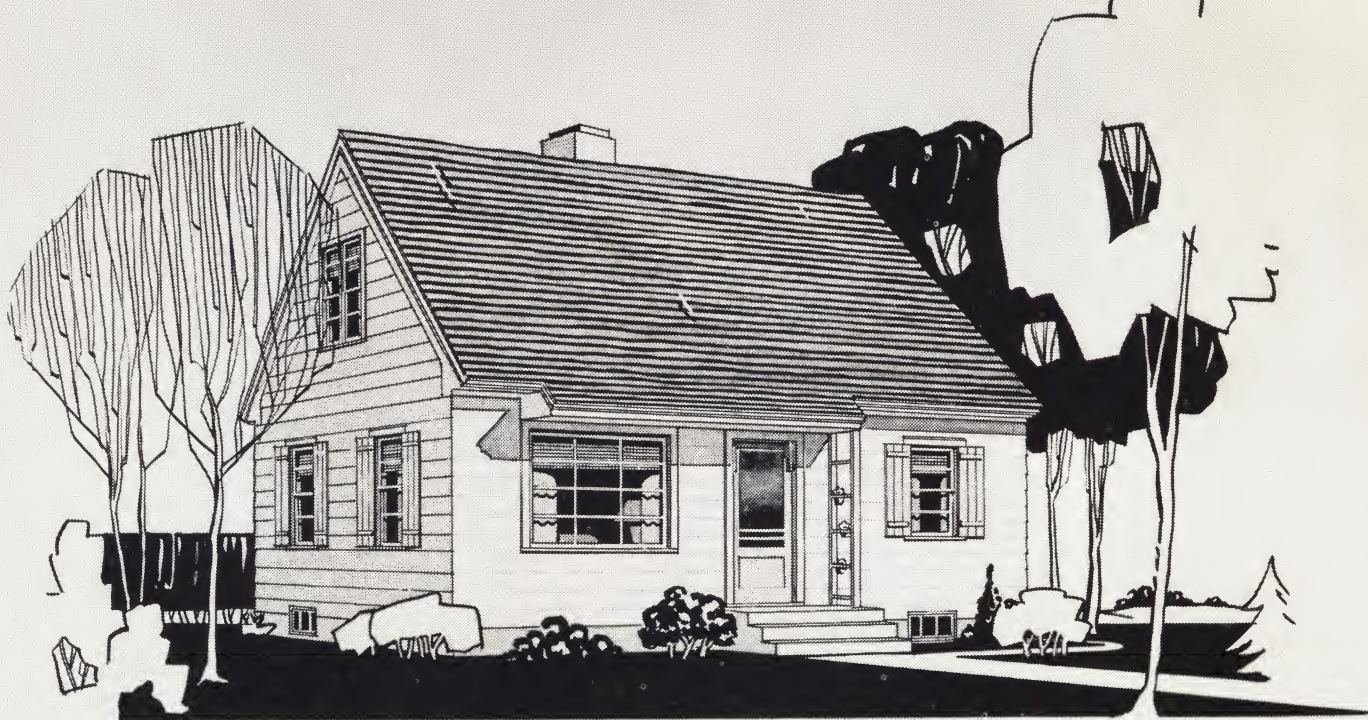
In addition, two rooms are provided for on the second floor and a room for a possible bathroom. This room can also be used as a sewing or storage room, if desired.

Storage space is taken care of in the wardrobe bedroom closets, coat closets in the entrances and in closets in the hall on both floors.

Dimensions are 34 feet by 28 feet.

1,062 sq. ft.

23,920 cu. ft.



Design D-106

Beginning with one bedroom on the first floor, this economy house can be expanded to two bedrooms by finishing the room on the second floor. An additional bedroom can be added to the rear by replacing the rear window with a door from the bedroom hall. In either event the combination kitchen and dinette is large enough to accommodate the expansion.

Plumbing is simplified with laundry under the bathroom and kitchen and the rectangular plan and plain

roof lines reduce construction costs to a minimum.

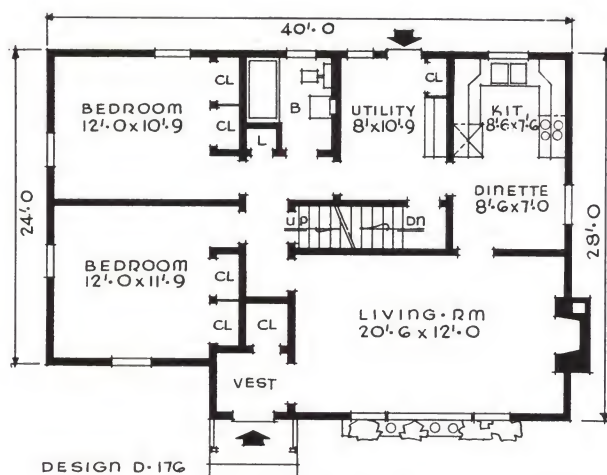
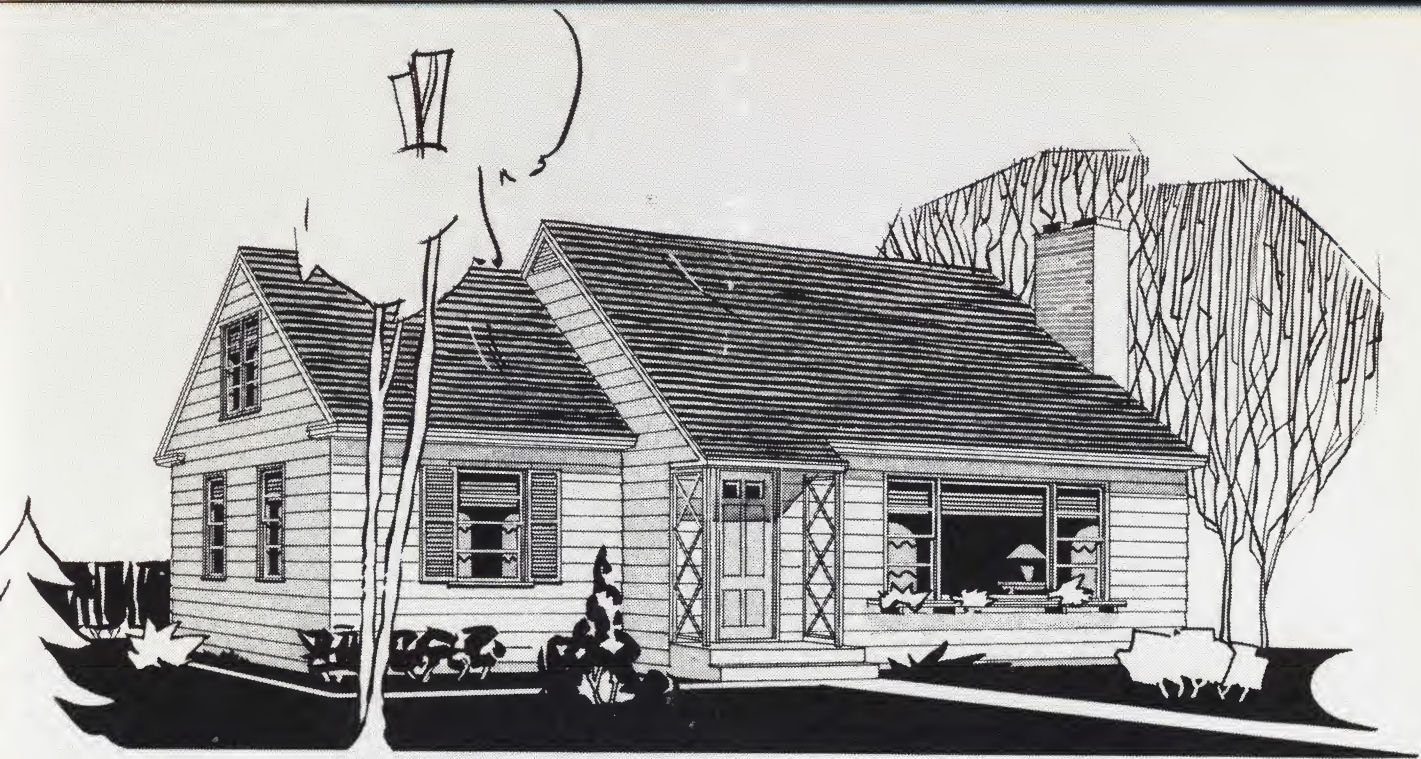
In the kitchen the sink and counter are under the window, the stove and refrigerator on the inside wall.

Exterior finish is siding and asphalt shingles.

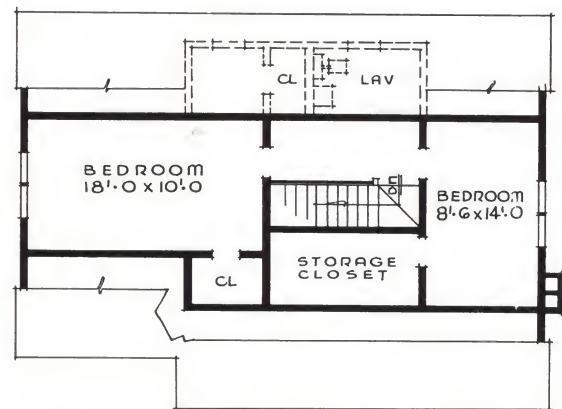
Dimensions are 28 feet by 22 feet.

616 sq. ft.

14,168 cu. ft.



DESIGN D-176
· F I R S T · F L O O R · P L A N ·



· S E C O N D · F L O O R · P L A N ·

Design D-176

Two additional bedrooms are possible on the second floor, and by adding a dormer on the rear, a lavatory can be provided, either now or in the future. Although there is a full basement, a utility room is placed between the bath and kitchen, equipped with storage cabinet, coat closet and wall space for possible laundry equipment.

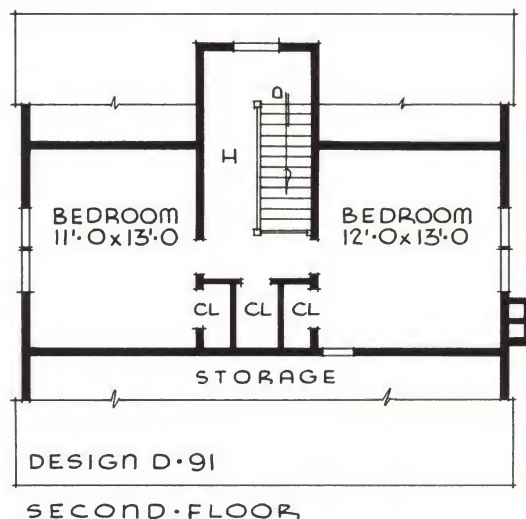
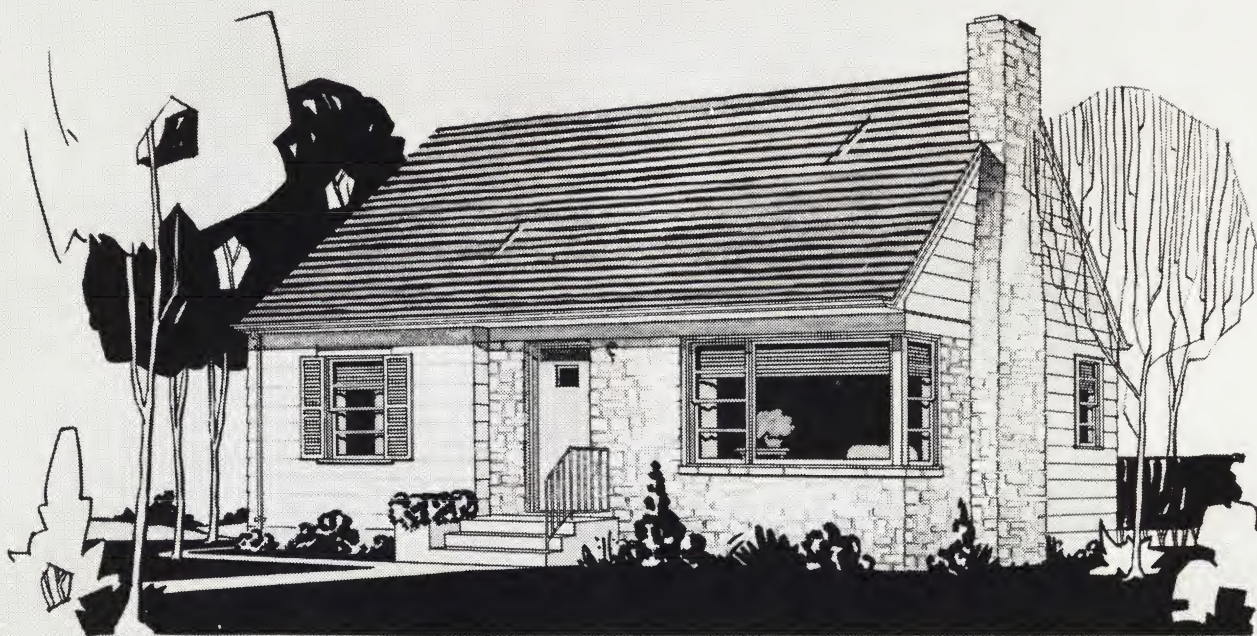
Kitchen cabinets are compactly grouped in one end of the room with dining space nearest the living room. Excellent circulation is obtained from the hall which leads to all rooms.

Exterior features include a covered front stoop, flower pot shelf, shutters, wide siding, and asphalt shingles.

Dimensions are 40 feet by 28 feet.

1,071 sq. ft.

23,294 cu. ft.



Design D-91

Four bedrooms are shown in this compact plan although the second floor can be left unfinished, for future expansion. All bedrooms are of a good size and all have exceptional wall space for placing furniture. A dormer on the rear allows for stair headroom on the second floor.

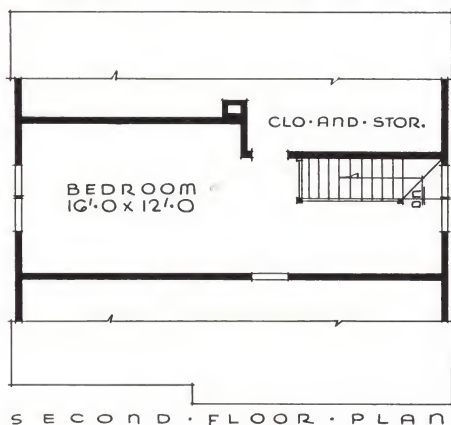
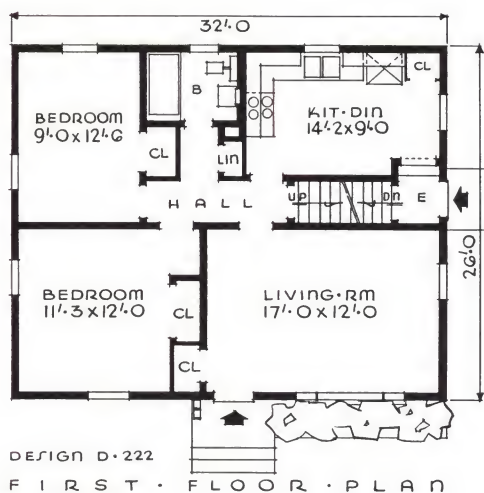
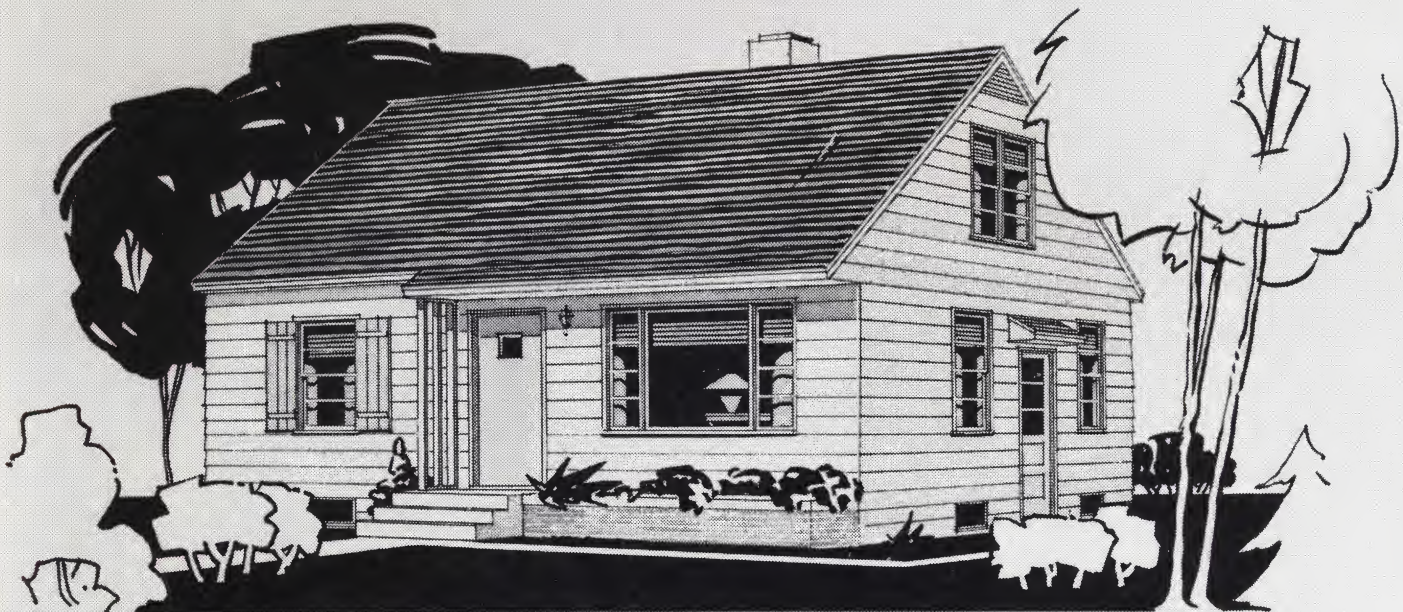
Eleven closets take care of storage needs, eight on the first floor and three on the second. Closets on the first floor include twin closets of the wardrobe type in the bedrooms, a closet for each entrance and a storage closet for larger items.

The living room has a fireplace in the center and a double glazed corner picture window unit. Arrangement of kitchen cabinets leaves a space for dining at the rear window.

Exterior finish is asphalt shingles and siding, except for the living room walls which have stone or brick veneer. Dimensions are 32 feet by 30 feet.

947 sq. ft.

21,307 cu. ft.



Design D-222

In addition to two bedrooms on the first floor a third dormitory bedroom can be finished on the second floor for future expansion. A living room, combination kitchen-dining and bathroom complete the first floor. Adjoining bathroom and kitchen with laundry directly below, reduce the cost of plumbing installation.

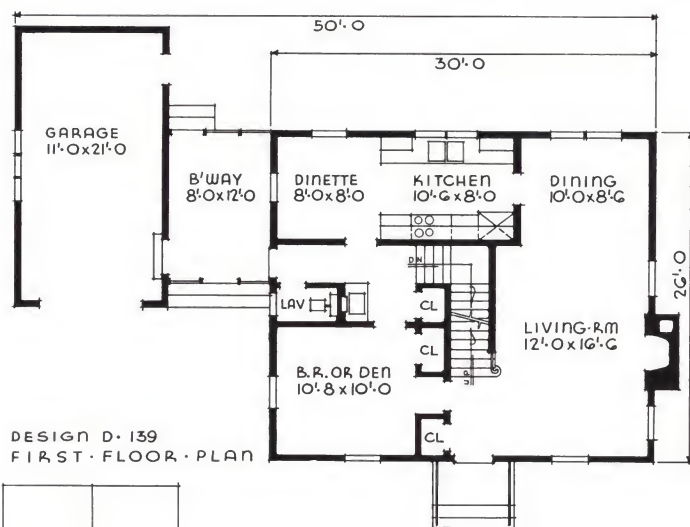
Kitchen cabinets and equipment on two walls consist of closet, refrigerator, double compartment sink and range, leaving ample space for dining. There is a full basement.

Exterior finish is wide siding, asphalt shingles and planting area under the picture window.

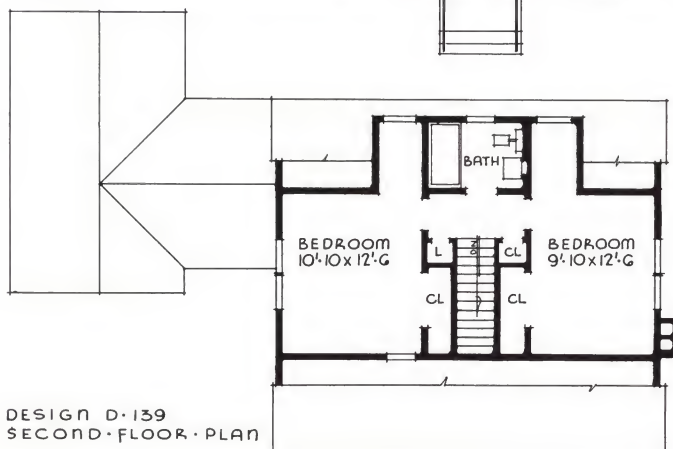
Dimensions are 32 feet by 26 feet.

832 sq. ft.

17,888 cu. ft.



DESIGN D-139
FIRST-FLOOR-PLAN



DESIGN D-139
SECOND-FLOOR-PLAN

Design D-139

Several features of this plan are of unusual interest. The principal bedrooms are on the second floor and both have cross ventilation. One room on the first floor can be converted to various uses, such as a third bedroom, an office, den or workroom. It is within easy reach of both entrances and the first floor toilet.

The side entrance is a little larger than usual but it serves as a clean up room and has both coat closet and lavatory.

Living and dining room are combined but a dinette is included in the kitchen.

Closet space is ample and well distributed and circulation between rooms is excellent.

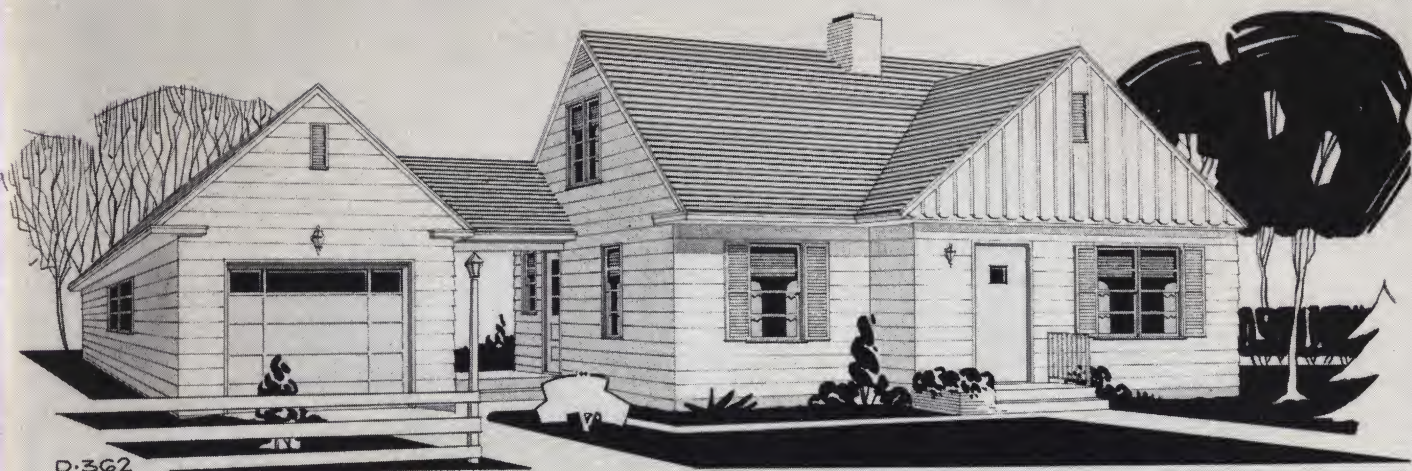
Exterior finish is siding and asphalt shingles.

Dimensions are 30 feet by 26 feet.

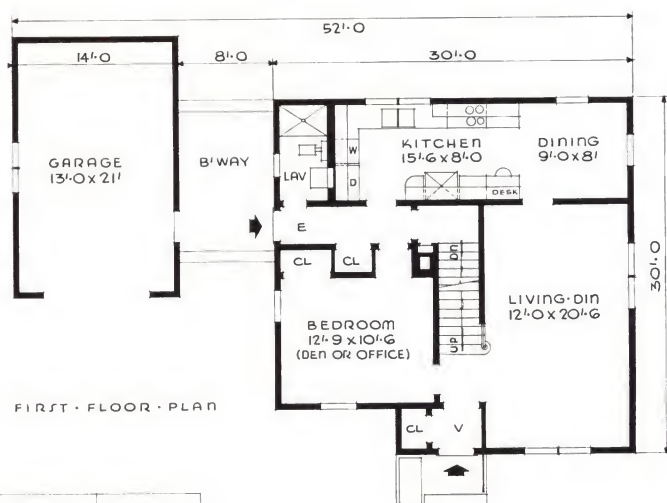
780 sq. ft.

17,940 cu. ft.

(Not including garage)



D-362



FIRST-FLOOR-PLAN

Design D-362

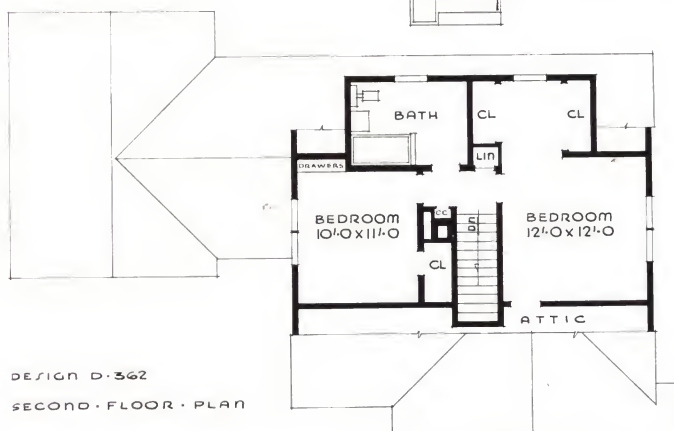
The compact house shown here has many excellent features to recommend it. Because of its location and accessibility, the first floor bedroom lends itself to a variety of other uses, such as office, den or workroom.

Space is available in the cabinet on the end wall of the kitchen for washer and dryer, for those who prefer this location to one in the basement. A large dinette occupies the other end of the kitchen.

The tub bath is on the second floor, a lavatory with shower on the first and, with laundry below, all piping is therefore concentrated.

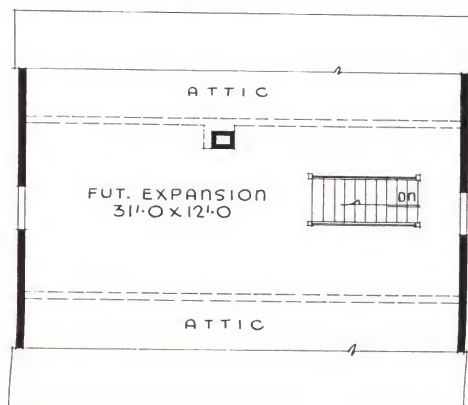
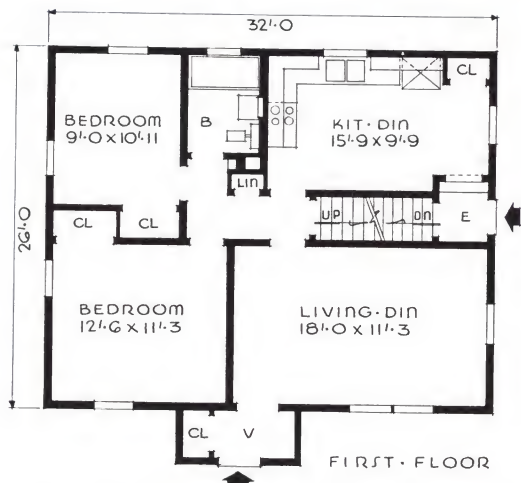
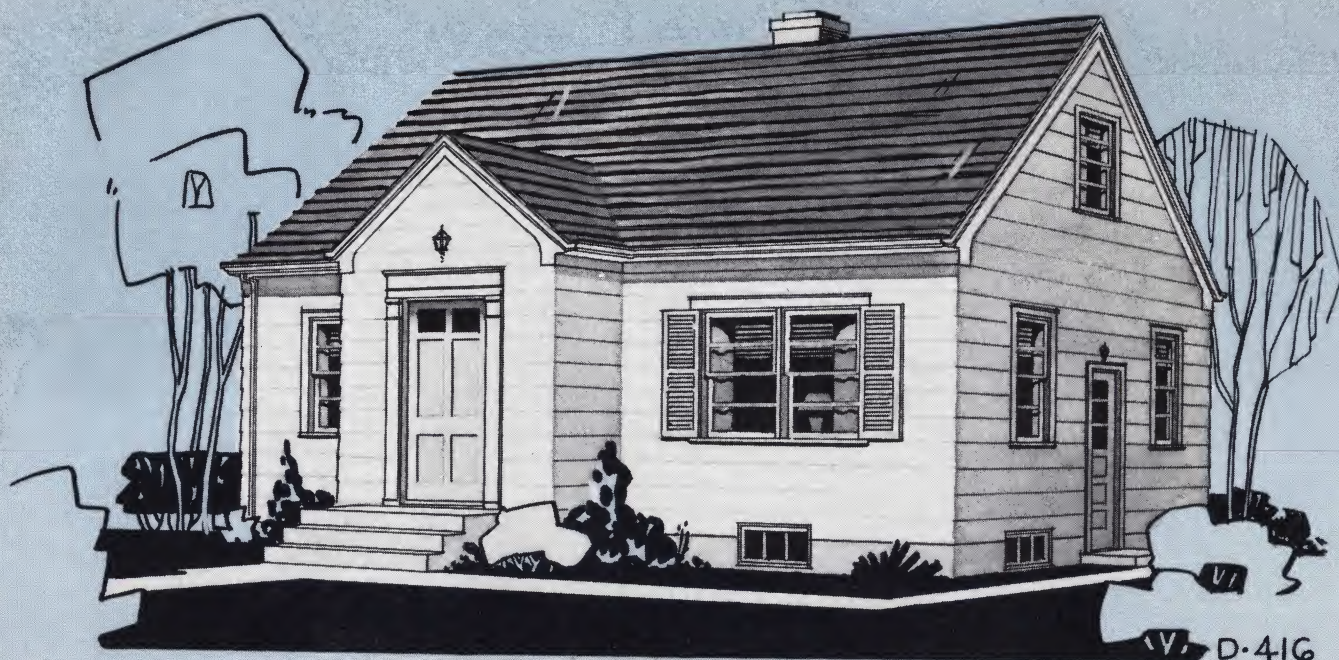
Vertical siding is used in the front gable and wide siding for the balance of the house and attached garage.

860 sq. ft.
18,920 cu. ft.
(Not including garage)



DESIGN D-362

SECOND-FLOOR-PLAN



Design D-416

This plan has two bedrooms, kitchen, living room and vestibule on the first floor, with attic space to finish a large dormitory room. There is a full basement.

All rooms are connected to the small central hall for excellent circulation.

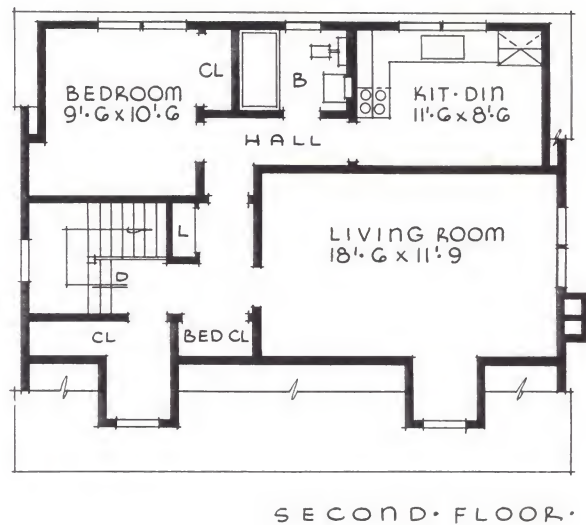
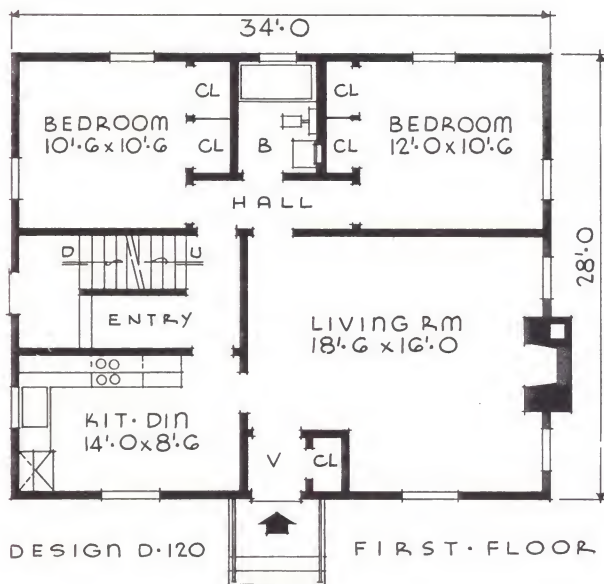
Kitchen and bathroom are adjoining and, with the laundry below, plumbing installation costs are reduced to a minimum.

There are closets in the vestibule and kitchen, wardrobes in the bedrooms and linen cabinet in the hall.

Exterior finish is wide siding and asphalt shingles.

868 sq. ft.

19,530 cu. ft.



Design D-120

The Cape Cod exterior, and the second floor entrance on the side, conceals the fact that this is a duplex. Tenants on the second floor have direct access to the basement laundry.

Rooms on the second floor include living room, bedroom and kitchen-dinette. A bed closet provides space for a roll-away bed and one dormer is a large closet. Living room, kitchen-dinette, two bedrooms and bath complete

the first floor. Bedroom closets are the wardrobe type with separate storage space above.

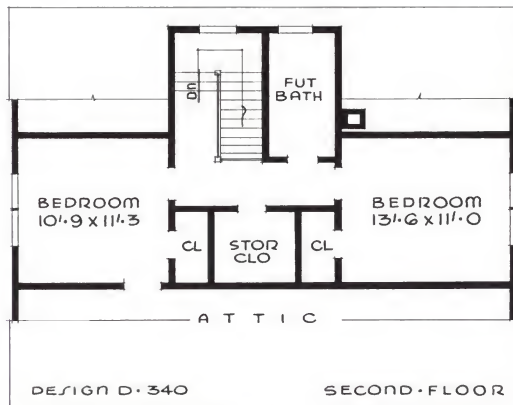
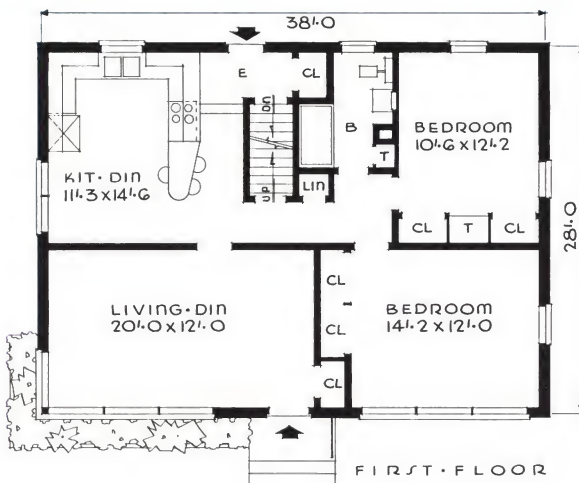
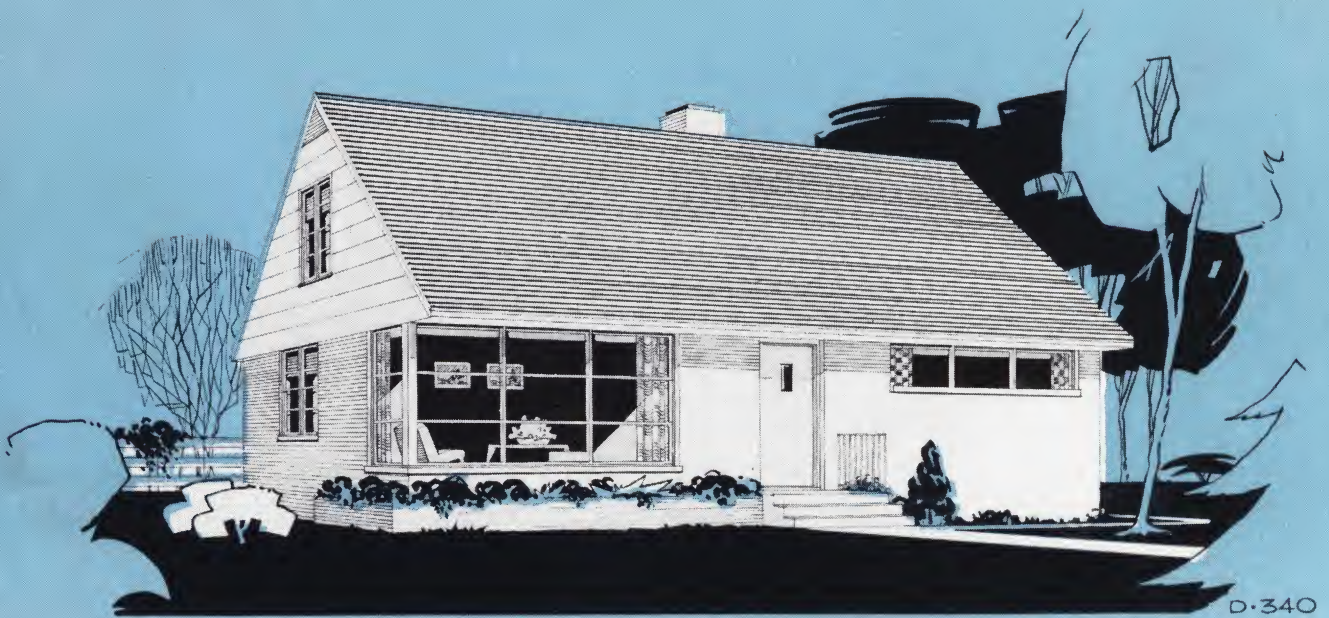
Frame construction is used throughout, finished with siding and asphalt shingles.

Dimensions are 34 feet by 28 feet.

952 sq. ft.

23,800 cu. ft.

SECOND FLOOR PLAN FIRST FLOOR PLAN



Design D-340

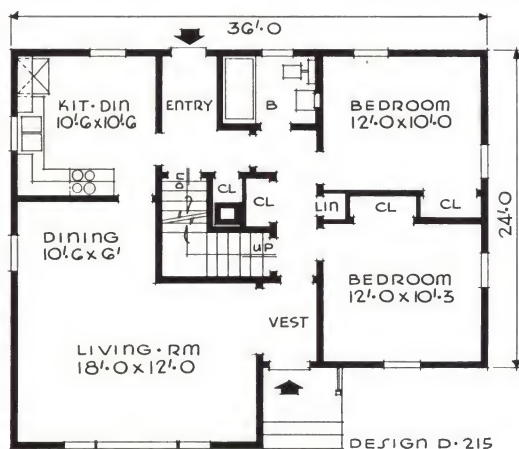
This is an ideal plan for expansion with provisions for a future capacity of four fine bedrooms. The second floor can be left unfinished for the present and two large bedrooms and bath can be finished off as needed.

The first floor plan shows two bedrooms, bath, living room and an exceptionally fine kitchen. Probably the most efficient type of kitchen is the U-shaped arrangement. In this case there is a large dinette and a snack bar, too.

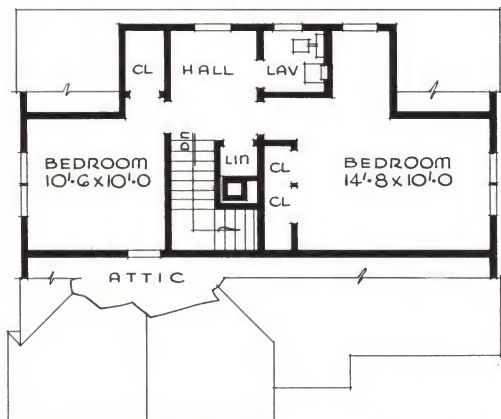
Storage includes two coat closets, linen and towel cabinets, wardrobe closets on the first floor, walk-in closets on the second, built-in trays, storage closet and attic storage.

Exterior wall finish is brick veneer to the eaves and wide siding in gables and rear dormer.

1,064 sq. ft.
23,408 cu. ft.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Design D-215

If any one feature of this plan deserves special mention it would be the excellent circulation between rooms. All rooms, including those on the second floor can be reached without first passing through any other room and all can be reached from both front and rear entrances.

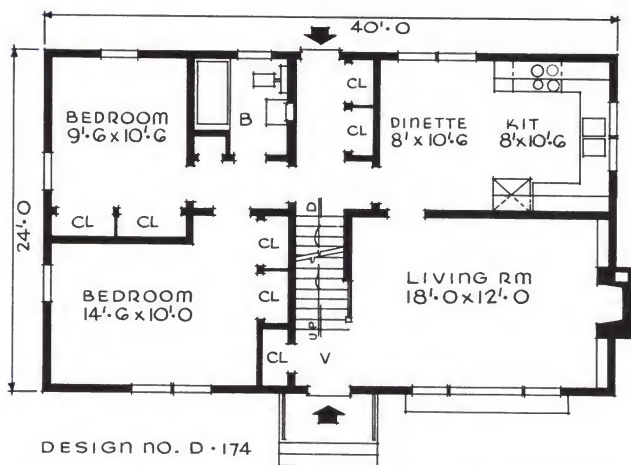
Other worthwhile features consist of an L-shaped living room with dining alcove, the well arranged kitchen with dining space, ample closets and the expansible second floor which can be left for future completion. There is a full basement.

Exterior finish is frame construction, siding and asphalt shingles.

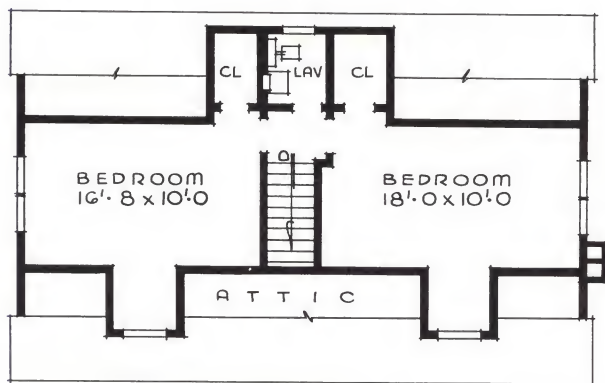
Dimensions are 36 feet by 30 feet.

978 sq. ft.

21,402 cu. ft.



DESIGN NO. D-174
FIRST FLOOR PLAN



SECOND FLOOR PLAN

Design D-174

A narrow rectangular plan with a gable roof presents the most economical framing with consequent savings in carpenter labor. Main supports in this plan run through the center allowing use of short lengths.

The first floor provides a combination kitchen-dining room, living room, two bedrooms and lavatory on the second floor. All rooms are well supplied with closets, from the coat closets and wardrobes on the first floor to the walk-in closets on the second floor.

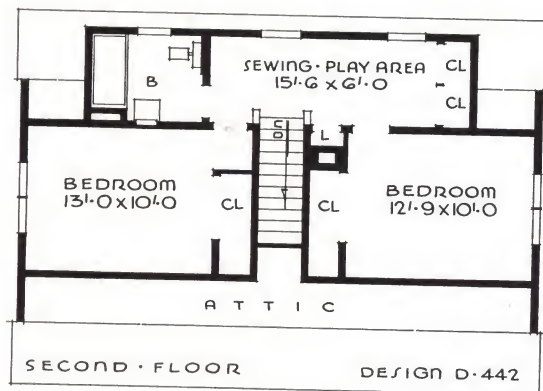
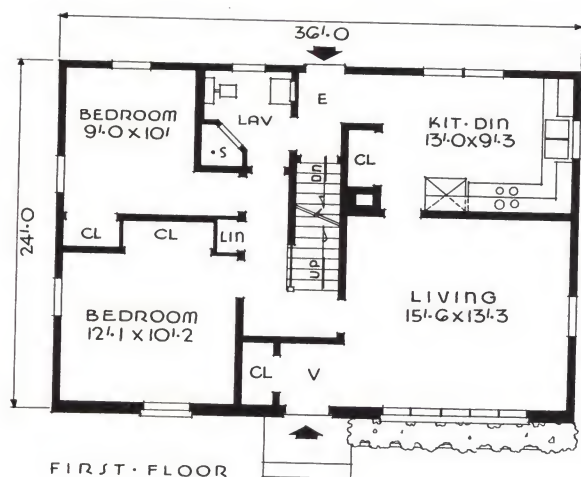
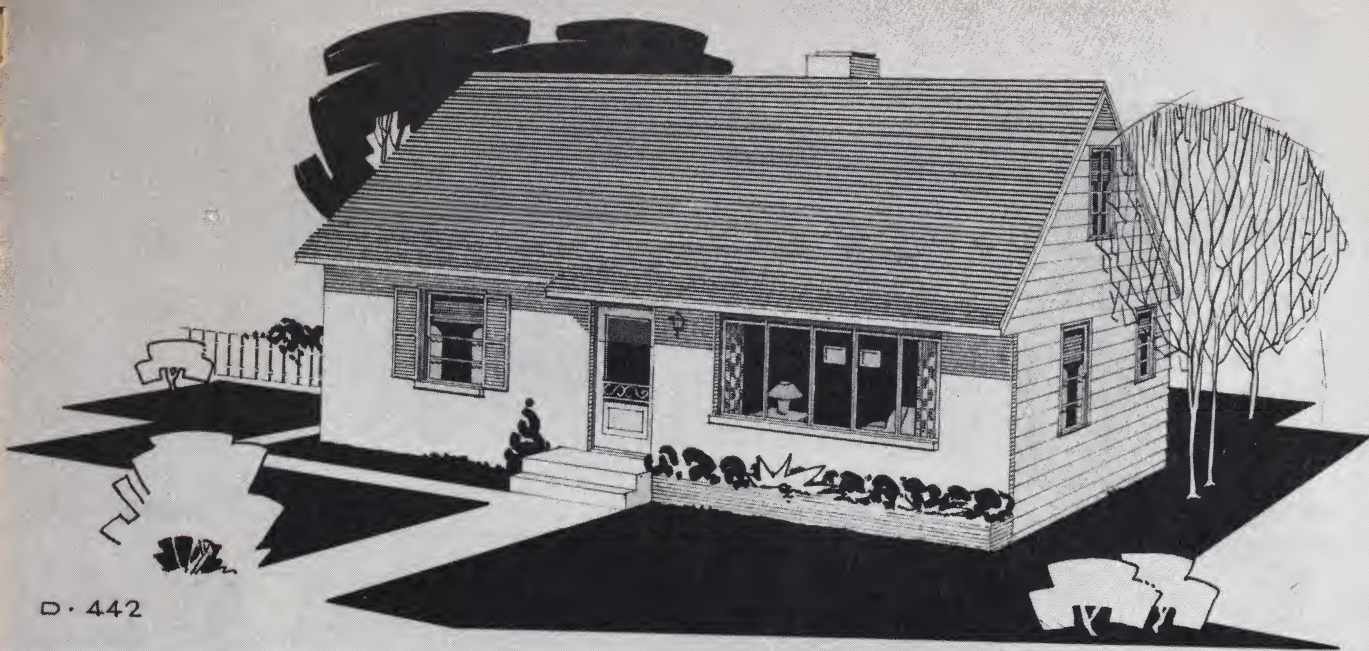
Other features include full basement, picture window, fireplace with book shelves, open stairs, linen cabinets and recessed tub.

Exterior finish is siding, asphalt shingles, brick chimney, concrete steps, iron railings, shutter and flower box.

Dimensions are 40 feet by 24 feet.

960 sq. ft.

21,120 cu. ft.



Design D-442

In a small space this budget planned house offers four bedrooms and two baths.

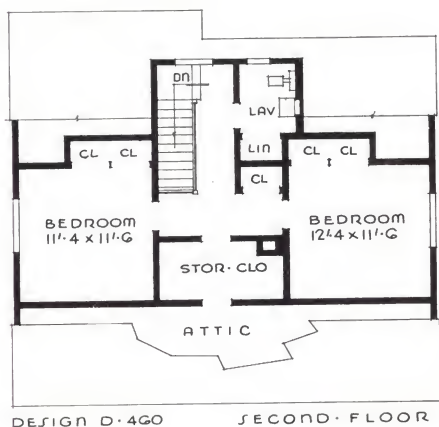
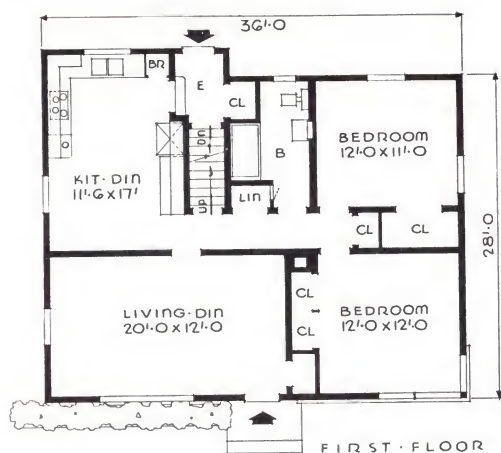
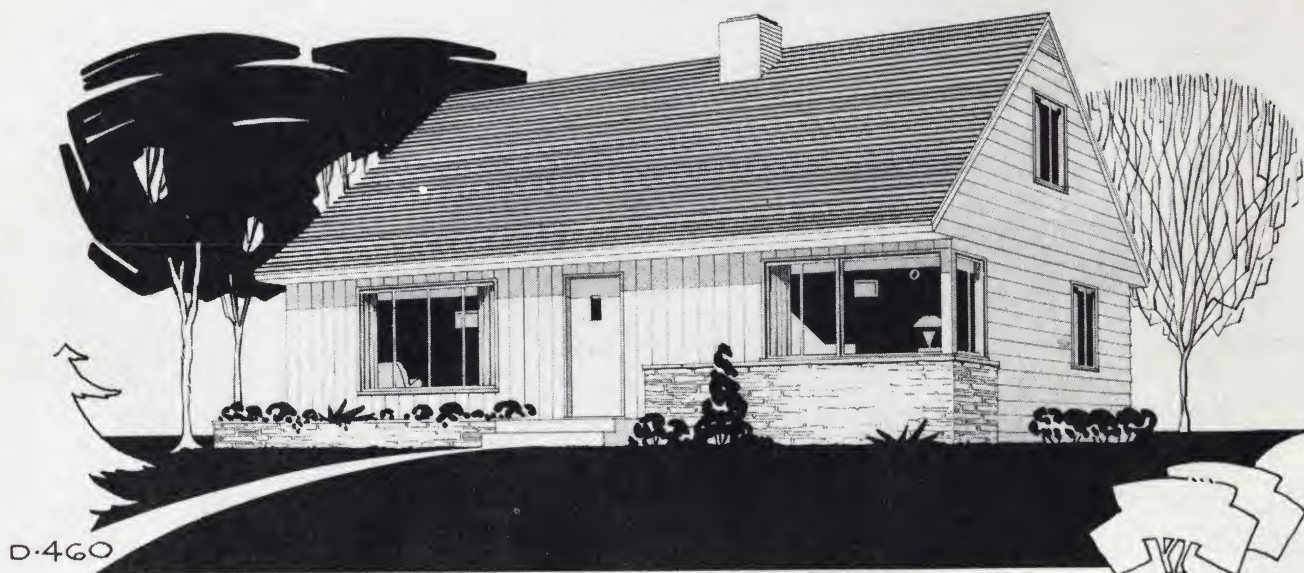
The first floor has vestibule, living room, kitchen-dinette, lavatory and two bedrooms. The second floor provides two bedrooms and full bath with a sewing or play room, all of which can be finished now or in the future.

A door from the rear entry to the lavatory also serves as a passage to the central hall from which all rooms can be reached. This provides complete privacy for the living room and kitchen.

On the exterior, the entire front is brick veneer, with a brick planter under the wide picture windows. The remainder of the house has wide bevel siding with shutters and colorful asphalt shingles.

864 sq. ft.

19,953 cu. ft.



Design D-460

If the attractive exterior of this story and a half house appeals to you, study of the plan arrangement will not be a disappointment.

Young families will appreciate it because the first floor is a complete living unit, including two bedrooms and full bath.

The kitchen is well arranged, planned for convenience and efficiency, has lots of cabinet space, work counters, built-in oven and counter top stove.

As the family grows and budget permits, the two second floor bedrooms, with wardrobe type closets and lavatory can be finished. A spacious closet for seasonal storage can be cedar lined.

Stone for veneer and planter is combined with both wide and vertical siding, double glazed casement windows and asphalt shingles.

1,048 sq. ft.

24,104 cu. ft.

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A set of plans consists of from 3 to 5 blueprints, 18" x 24", specifications and lumber list. Floor plans and four elevations are drawn to a scale of 1/4" to the foot. Larger scale drawings show necessary details. Location of plumbing fixtures, electric light outlets, switches and receptacles are shown on the plans. Heating is not included because of the wide variety of systems and conditions of local climate.

LUMBER LIST

A lumber and mill list is included for purposes of estimating costs, giving estimated amount and size of dimension lumber, shingles, siding, flooring, lath and plaster, etc. It also lists doors, windows, frames, trim, etc.

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Plans are drawn with rooms in positions shown. To reverse the plan we furnish free, one set printed upside down, in addition to the regular sets. The figures and notes on the reversed set are not readable and it is intended to be used only for staking out the building and locating rooms, after which the regular plans are used for figures and notes.

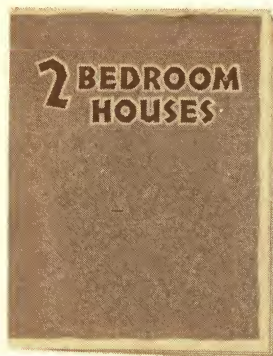
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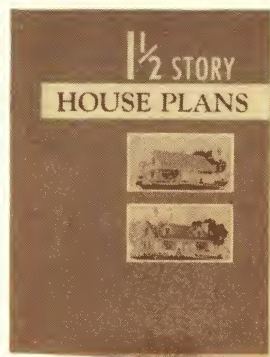
FOUR BEDROOM HOUSES 35c



20 DESIGNS

4 bedroom houses on one floor, most with full basement. Includes designs with office, study, or den, single and double garages. Plastic binding.

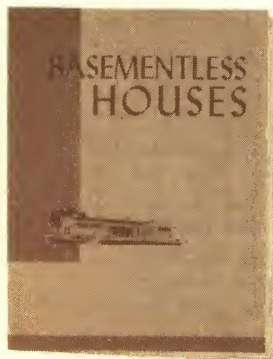
1½ STORY HOUSES 50c



53 DESIGNS

2, 3, and 4 bedroom houses on two floors with full basement. Excellent for expansion by finishing future upstairs bedrooms as needed. Plastic binding.

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2 and 3 bedroom houses on one floor with a utility room replacing the basement for heating, laundry and storage. Plastic binding.

SPLIT LEVEL HOUSES 35c



19 DESIGNS

2, 3 and 4 bedroom houses on 3 and 4 levels. Includes plans for both wide and narrow lots, some with basement garages. Plastic binding.

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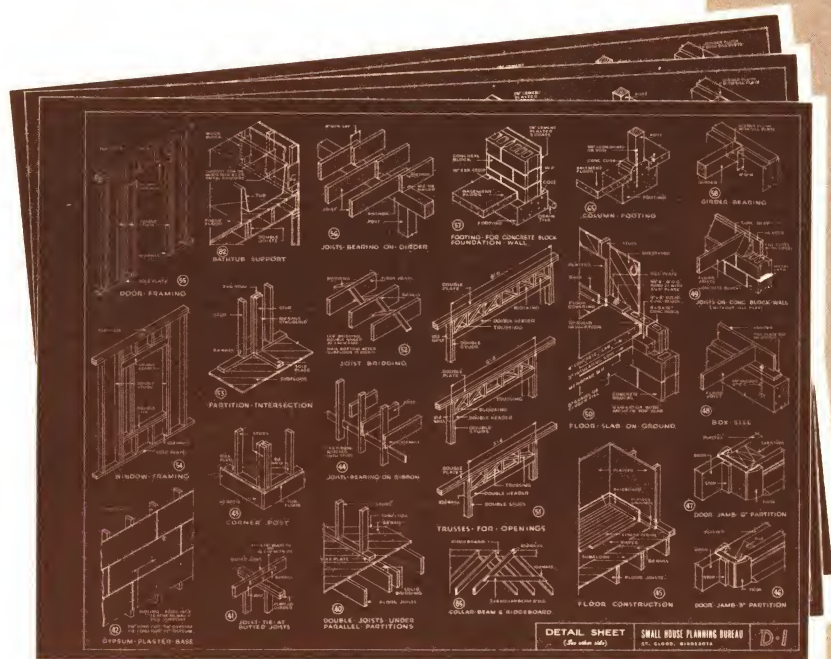
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